



## 512 8th Avenue Canmore Alberta

\$2,185,900

Welcome to this luxurious, eco-friendly, 3-bedroom, 4-bathroom mountain haven, with a heated 2-car garage. Spectacular mountain views can be seen from every level. On the first floor, there are two bedrooms, two full baths, laundry, and an entry with plenty of storage space. The entire first floor, including the garage, has in-floor heating, ensuring warmth during all seasons. The second floor has a large, bright, and open-concept layout that seamlessly connects the kitchen, dining, and living areas. A magnificent three-sided glass bay fireplace serves as the heart of this space. From the living room, you can step out onto the inviting, epoxy stone-finished deck. The kitchen is a chef's dream, featuring a stunning, over-sized island with a waterfall granite countertop, abundant storage, and a custom pantry. Fisher and Paykel appliances grace this culinary masterpiece, including a 36" gas range, two full-sized refrigerators, and two dishwashers. A large, vaulted dining room with oversized windows offers panoramic mountain views. There is also a lovely vaulted flex space which could be an inspiring place to read or work at home. The third floor is dedicated to the spacious primary bedroom, complete with an ensuite bathroom and a walk-in closet. The attached bath boasts a free-standing, contemporary tub, an extra-large shower, a private water closet, and in-floor heat. The closet has custom cabinetry, another stacked washer and dryer unit, and additional space to tailor to your needs. The interior finishings include upgraded cabinetry, flooring, plumbing, and lighting fixtures. There is tile and 7.5" engineered hardwood plank flooring throughout the living spaces, while the floors of the utility room, double-car garage, and its attached storage room are all coated in textured epoxy resin, offering lasting durability and beauty. The exterior of this exquisite, meticulo...

2pc Bathroom 5.42 Ft x 6.17 Ft

Den 9.00 Ft x 4.33 Ft

Dining room 16.75 Ft x 12.00 Ft

Kitchen 15.42 Ft x 18.75 Ft

Living room 18.75 Ft x 9.33 Ft

5pc Bathroom 18.75 Ft x 9.33 Ft

3pc Bathroom 4.75 Ft x 9.33 Ft

4pc Bathroom 8.50 Ft x 9.33 Ft

Bedroom 11.25 Ft x 11.42 Ft

Bedroom 14.33 Ft x 9.17 Ft

Entry 7.00 Ft x 6.67 Ft

Laundry room 7.25 Ft x 6.67 Ft

Listing Presented By:



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Primary Bedroom 18.67 Ft x 13.42 Ft

Other 6.25 Ft x 7.25 Ft

Other 8.67 Ft x 6.75 Ft

Furnace 5.17 Ft x 11.33 Ft