



# 701 Mallard Alley Canmore Alberta

\$2,689,200

Combining the most peaceful location on Policeman's Creek, only steps away from the heart of Canmore, guests & locals alike describe the Creek house location as the most beautiful and unique in the Bow Valley. The creek envelops this property making it ideal as your private oasis or can be shared via short term rental. Enjoy the custom detailing, extensive log work, wall murals, iron railings & river rock fireplaces of this half duplex. The three primary bedrooms, all with ensuite baths, are the perfect place to retire too. The main floor, with one primary suite, includes a chef's kitchen, a generous dining room with wood burning fireplace, breakfast nook & living room with a second fireplace. The upper-level rooms all enjoy creek & mountain views, two primary bedrooms, office & access to the roof top hot tub sanctuary. A partially developed lower level is ready for a buyer to use as they wish. Parking for 3 vehicles included, given the walkability of the location they never move! (id:6769)

- Office 10.58 Ft x 18.42 Ft
- Primary Bedroom 12.83 Ft x 22.17 Ft
- 5pc Bathroom 10.25 Ft x 6.42 Ft
- Primary Bedroom 15.08 Ft x 21.75 Ft
- 4pc Bathroom 7.75 Ft x 7.67 Ft
- Other 21.92 Ft x 12.08 Ft
- Other 13.17 Ft x 22.17 Ft
- Other 25.92 Ft x 17.42 Ft
- Laundry room 12.33 Ft x 17.00 Ft
- Storage 7.58 Ft x 6.83 Ft

- Other 10.50 Ft x 7.17 Ft
- Other 10.50 Ft x 5.25 Ft
- Dining room 14.92 Ft x 18.42 Ft
- Kitchen 12.50 Ft x 19.25 Ft
- Other 16.33 Ft x 10.83 Ft
- Living room 13.00 Ft x 16.33 Ft
- Other 8.83 Ft x 12.92 Ft
- 2pc Bathroom 3.00 Ft x 7.25 Ft
- Primary Bedroom 15.17 Ft x 14.75 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS



### Alpine Realty

104 - 709 Main Street, Canmore, Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.