



## 723 3rd Street Canmore Alberta

\$2,950,000

Experience modern mountain living in this brand new stunning 5-bedroom, 5-bathroom duplex, perfectly situated in the heart of South Canmore. Built by the renowned Lakusta Homes, this architectural gem features a sleek shed roof design and a thoughtfully crafted floor plan, offering both style and functionality. With a legal suite featuring a private entrance, it's ideal for generating rental income or accommodating extended family. The heated double car garage provides convenience and comfort, especially during chilly mountain mornings. Designed for easy accessibility, the main floor offers one-level living, while the south-facing orientation ensures year-round natural light and breathtaking mountain views. Located just steps from the Bow River and scenic walking trails, this exceptional home combines modern design with mountain charm, offering the perfect retreat in one of Canmore's most desirable neighborhoods. (id:6769)

Living room 17.33 Ft x 19.25 Ft

Dining room 8.50 Ft x 17.25 Ft

Primary Bedroom 15.58 Ft x 19.25 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Office 8.58 Ft x 6.67 Ft

Bedroom 12.50 Ft x 12.00 Ft

Bedroom 16.33 Ft x 9.17 Ft

Kitchen 18.00 Ft x 9.75 Ft

Other 14.67 Ft x 8.92 Ft

Living room 12.83 Ft x 9.17 Ft

Kitchen 9.00 Ft x 10.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 12.00 Ft x 9.75 Ft

Bedroom 12.00 Ft x 9.75 Ft

Listing Presented By:

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**Alpine Realty**

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

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

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