



901 Benchlands Trail Canmore Alberta

\$929,000

Welcome to this stunning 3-bedroom, 3-bathroom townhouse nestled in the heart of Benchlands Canmore. This thoughtfully designed home offers the very best of mountain living; with mountain views from every window (all windows and blinds are brand new in 2024), this home is surrounded by quiet serenity year round. On the first floor, a sizable bedroom contains a 3 piece ensuite and direct access to the backyard, perfect for quiet evenings or taking in the gorgeous view. Or, you can rent out this space for extra income. Heated floors, a utility room, and a single attached garage complete the first floor. Heading upstairs, the bright, southeast facing living room features hardwood floors (installed 2015) and a striking fireplace with a natural wood mantle and raised hearth, adding both character and charm. Complementing the living area, the huge balcony is a private retreat with an award winning view, completely unobstructed. The kitchen shines with modern stainless steel appliances (2017) including a high efficiency oven with induction/convection, custom epoxy upgraded counters, and ample storage for all your culinary needs. Adjacent, you'll find a 2 piece bathroom with laundry. On the 3rd floor, 2 spacious and versatile bedrooms are filled with natural light, the larger of the two featuring a picturesque view of the Three Sisters and his and her closets, while the other bedroom features a huge walk-in closet that could be renovated into a bathroom if you choose. Both bedrooms are serviced by a 4 piece bath including a jacuzzi tub! Additionally, central vac is roughed in to the home. The location of the home is equally as impressive; situated just off Benchlands Trail and a short walk from Cougar Creek, you're steps away from parks, playgrounds, schools, shops, and scenic walking paths. Additionally, 4 "Best of The Bow Valley" Award- Winning Businesses are just step...

2pc Bathroom 5.83 Ft x 7.67 Ft
Breakfast 6.83 Ft x 3.50 Ft
Kitchen 9.00 Ft x 13.33 Ft
Living room 15.17 Ft x 19.25 Ft
4pc Bathroom 12.83 Ft x 12.50 Ft
Bedroom 12.83 Ft x 12.50 Ft

Bedroom 11.17 Ft x 13.25 Ft
3pc Bathroom 5.42 Ft x 6.83 Ft
Foyer 9.42 Ft x 11.00 Ft
Primary Bedroom 15.17 Ft x 15.58 Ft
Furnace 4.00 Ft x 4.00 Ft

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