



# 901 Benchlands Trail Canmore Alberta

\$945,000

A breath-taking Rocky Mountain retreat, nestled in the highly serene subdivision of Benchlands in the World-Renowned Town of Canmore, Alberta! Brimming with charm, 150-901 Benchlands Trail prominently stands on a Southeast-Backing lot boasting Unobstructed Views from all Three Levels of the alluring Canadian Rockies including the notable Three Sisters, Grotto, and Heart Mountains to name a few (Take a step onto the balcony in the 3D-Tour above and see for yourself!). With over 1,500 livable square feet, this single owned, commodious residence encompasses unparalleled character complimented with exceptional natural craftsmanship throughout. Beginning with a convenient front-facing driveway with room to park and leading up to a Single-Attached Garage, distinctive exterior features include Durable Stucco Siding complimented with Cedar Shakes. Amongst entering this Mountain Haven, the Main Level Floorplan features Tiled and Hardwood Flooring with Radiant Heating and offers a Private, Large Primary Bedroom with 3-Piece Ensuite and it's own Separate Rear Access through the Serene Backyard Patio. Ideal for offering guests their own private experience! The Second Level features Hardwood Flooring throughout that merges the Bow Valley Exposed Living Area with a Cozy Gas Fireplace, Balcony with French Doors, Refinished Deck with New Railing, Dining Area, and Powder Room with Updated Laundry. Fresh Interior Paint and Natural Wood Trim embellish the home's character, while the New Energy Efficient Windows and Window Coverings throughout (an upgrade throughout the complex, with the full expenses on this unit already covered by the home owner!) capture Bounteous Sunlight and Mountain Views. The Second Level is completed by the Upgraded, Open-Space Kitchen with Custom Epoxy Countertops (featured throughout the home), Stainless Steel Appliances, Added Cabinetry, and Breakfast Nook....

2pc Bathroom 6.00 Ft x 7.92 Ft

Breakfast 7.17 Ft x 3.67 Ft

Dining room 8.83 Ft x 7.08 Ft

Kitchen 11.58 Ft x 14.08 Ft

Living room 15.50 Ft x 12.58 Ft

4pc Bathroom 5.08 Ft x 7.67 Ft

Bedroom 11.33 Ft x 13.50 Ft

Other 5.75 Ft x 7.92 Ft

Primary Bedroom 13.08 Ft x 12.67 Ft

3pc Bathroom 5.58 Ft x 6.92 Ft

Primary Bedroom 15.50 Ft x 15.92 Ft

Furnace 5.58 Ft x 4.50 Ft

Listing Presented By:



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