



902 16th Street Canmore Alberta

\$4,490,000

Classic and masterfully built custom home close to downtown. Situated in a convenient Lion's Park location and built by one of Canmore's most reputable builders, this home offers Passive House Inspired design. 14 inch thick walls for super insulated and air tight building envelope, ultra energy efficient windows - make the house Net Zero Ready. The grand entrance welcomes you and leads into the living room with vaulted ceilings, beautiful timber frame work and a grand wood burning fireplace. The home cook will find the kitchen of their dreams featuring a massive island, custom cabinetry, gourmet induction cook top, top of the line oversized fridge and freezer and butler's pantry. The living area extends onto a large, private outdoor covered entertaining patio with a wood burning fire place as well as access to a sauna and hot tub. Four bedrooms, each with its own ensuite bathroom and spacious closet, powder room, as well as a home gym, which can easily be converted to a home office and a family room complete the home. Double car attached garage, expansive storage for mountain gear, two laundry rooms (one on each floor) are just some of the other desirable features. Footsteps to numerous hiking and biking trails, Canmore Golf Course and many other Canmore attractions. (id:6769)

Living room 19.17 Ft x 18.33 Ft

Dining room 12.00 Ft x 14.50 Ft

Kitchen 15.25 Ft x 14.17 Ft

Primary Bedroom 13.83 Ft x 13.75 Ft

5pc Bathroom Measurements not available

Recreational, Games room 18.25 Ft x 14.25 Ft

Laundry room 11.17 Ft x 13.67 Ft

2pc Bathroom Measurements not available

Bedroom 13.83 Ft x 14.25 Ft

Bedroom 15.92 Ft x 14.25 Ft

Bedroom 13.92 Ft x 12.33 Ft

Family room 16.67 Ft x 17.92 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:

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<http://www.canmorehomes.com>

RE/MAX
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