909 9th Street Canmore Alberta

$2,895,000

Introducing a pristine, new construction luxury duplex by Sticks & Stones Custom Homes, nestled in the heart of South Canmore. Just steps from Main Street's vibrant cafes, restaurants, pubs, and boutique shops, this property offers the perfect blend of alpine tranquility and urban convenience. Imagine waking up to majestic mountain views while having the pulse of Canmore's best amenities right at your doorstep.Step inside to experience a harmonious blend of modern sophistication and alpine elegance. The great room's expansive south-facing windows frame panoramic mountain vistas, inviting both outdoor adventurers and those seeking a peaceful retreat. A private lookout deck on the upper level serves as a serene spot for sunset reflections or quiet moments. Every detail has been meticulously curated for the discerning homeowner, offering a lifestyle of luxury, comfort, and mountain serenity.The heart of the home, the kitchen, is equipped with a premium Wolf/Sub-Zero appliance package, featuring a double fridge, beverage fridges, and a 36" range, making it a chef's dream for both intimate meals and grand entertaining. Triple-pane windows ensure energy efficiency while keeping the home quiet and peaceful, and the ICF party wall provides exceptional insulation and soundproofing.Built with the finest materials, including hand-picked stone that complements the natural surroundings, this South Canmore sanctuary offers not only unmatched quality but also the ultimate retreat in the Canadian Rockies. Here, every specification exceeds expectations, making this home a true escape where luxury meets lifestyle. (id:6769)

Kitchen	19.58 Ft x 11.00 Ft	Bedroom	12.00 Ft x 11.00 Ft
Dining room	13.42 Ft x 13.25 Ft	Bedroom	9.50 Ft x 12.00 Ft
Living room	18.00 Ft x 20.33 Ft	Foyer	13.00 Ft x 7.33 Ft
Laundry room	7.92 Ft x 7.00 Ft	Family room	13.00 Ft x 18.42 Ft
Primary Bedroom	15.00 Ft x 14.17 Ft	Other	8.25 Ft x 9.33 Ft
2pc Bathroom	5.17 Ft x 6.50 Ft	Furnace	4.83 Ft x 10.25 Ft
5pc Bathroom		3pc Bathroom	
Other	17.25 Ft x 11.50 Ft	Bedroom	9.67 Ft x 10.92 Ft

Family room 13.00 Ft x 18.42 Ft   Bedroom 10.00 Ft x 13.75 Ft

3pc Bathroom 8.33 Ft x 5.75 Ft