



# 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)

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://www.canmorebanffrealestate.com/>



**Alpine Realty**

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

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

- Kitchen 19.58 Ft x 11.00 Ft
- Dining room 13.42 Ft x 13.25 Ft
- Living room 18.00 Ft x 20.33 Ft
- Laundry room 7.92 Ft x 7.00 Ft
- Primary Bedroom 15.00 Ft x 14.17 Ft
- 2pc Bathroom 5.17 Ft x 6.50 Ft
- 5pc Bathroom 17.25 Ft x 11.50 Ft
- Bedroom 12.00 Ft x 11.00 Ft
- Bedroom 9.50 Ft x 12.00 Ft
- Foyer 13.00 Ft x 7.33 Ft
- Family room 13.00 Ft x 18.42 Ft
- Other 8.25 Ft x 9.33 Ft
- Furnace 4.83 Ft x 10.25 Ft
- 3pc Bathroom 9.07 Ft x 10.92 Ft

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS®, and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

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