



909 9th Street Canmore Alberta

\$2,895,000

Welcome to the west side of a meticulously crafted new duplex by Sticks & Stones Custom Homes, ideally located in the heart of South Canmore. Steps from Main Street's vibrant scene—filled with charming cafes, top-tier restaurants, cozy pubs, and boutique shopping—this residence is the perfect fusion of alpine serenity and urban convenience. Upon entry, you'll find a home that balances modern sophistication with the warmth of alpine elegance. The great room showcases expansive, south-facing windows that frame spectacular mountain views, inviting you to enjoy both adventure and relaxation. A private lookout deck on the upper level offers an ideal spot for sunset views or quiet contemplation, while a mature tree outside the primary bedroom adds a touch of natural beauty and privacy. The kitchen, a chef's dream, is equipped with a premium Wolf/Sub-Zero package, including a double fridge, beverage fridges, and a 36" range—perfect for everything from intimate dinners to lively gatherings. Triple-pane windows provide energy efficiency and quiet comfort, while the ICF party wall ensures exceptional insulation and soundproofing for peaceful living. Crafted from the finest materials, including hand-selected stone to harmonize with the natural landscape, this home is a true retreat in the Canadian Rockies. Every specification and feature exceeds expectations, creating a luxurious mountain escape that epitomizes lifestyle and quality in South Canmore. (id:6769)

Living room 18.00 Ft x 20.33 Ft

Kitchen 19.33 Ft x 10.92 Ft

Dining room 13.42 Ft x 13.17 Ft

Primary Bedroom 14.92 Ft x 13.17 Ft

5pc Bathroom 16.17 Ft x 10.50 Ft

Laundry room 8.00 Ft x 6.92 Ft

Other 10.33 Ft x 7.08 Ft

2pc Bathroom 5.17 Ft x 6.50 Ft

Family room 13.42 Ft x 13.17 Ft

Bedroom 9.58 Ft x 12.00 Ft

Bedroom 12.00 Ft x 16.75 Ft

Foyer 13.00 Ft x 7.33 Ft

Furnace 4.92 Ft x 10.17 Ft

Other 8.25 Ft x 9.33 Ft

3pc Bathroom 8.33 Ft x 5.75 Ft

3pc Bathroom 11.17 Ft x 6.00 Ft

Bedroom 9.67 Ft x 10.92 Ft

Bedroom 10.00 Ft x 13.75 Ft

Bonus Room 6.75 Ft x 12.00 Ft

Listing Presented By:

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Canada

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

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