

3 Avenue Canmore Alberta

$3,699,000

Backing directly onto Spring Creek, this beautifully renovated detached home blends privacy, functionality, and mountain living in one of South Canmore's most sought-after neighbourhoods. Offering 3 + 2 beds + office, 3 bathrooms, and a double attached garage, and over 3,000 feet, the thoughtfully designed layout is ideal for families. The main level features a dedicated office, laundry, 3-piece bath, mudroom, and an open-concept kitchen, dining, and living area with lofted ceilings, expansive windows, and peaceful creek views. A large deck creates seamless indoor-outdoor living. Upstairs are three bedrooms, including a spacious primary retreat with private balcony and ensuite, plus another full bathroom. The partially finished lower level offers two additional bedrooms, and a large recreation room Surrounded by mature trees and just minutes from downtown, trails, parks, and amenities, this exceptional home offers a rare combination of space, serenity, and an unbeatable location. (id:6769)

6pc Bathroom 4.92 Ft x 9.17 Ft
3pc Bathroom 11.92 Ft x 12.00 Ft
Other 19.58 Ft x 8.92 Ft
Bedroom 11.83 Ft x 12.83 Ft
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Primary Bedroom 13.00 Ft x 24.00 Ft
Other 7.00 Ft x 11.33 Ft
Bedroom 12.42 Ft x 9.75 Ft
Bedroom 13.17 Ft x 12.50 Ft

Recreational, Games room 14.00 Ft x 12.50 Ft
Furnace 16.83 Ft x 12.75 Ft
3pc Bathroom 7.33 Ft x 5.92 Ft
Dining room 12.25 Ft x 13.17 Ft
Kitchen 12.33 Ft x 15.83 Ft
Laundry room 10.58 Ft x 6.92 Ft
Living room 29.00 Ft x 13.25 Ft
Other 8.92 Ft x 6.75 Ft
Office 8.25 Ft x 12.92 Ft

Listing Presented By:

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