

**236 STEWART CREEK Rise**  
**Canmore, Alberta**

**MLS # A2161759**



**\$2,570,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Three Sisters   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,588 sq.ft.  | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway  |               |                  |
| <b>Lot Size:</b> | 0.22 Acre   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Standard Shaped Lot |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Wood                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Shingle                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Mixed, Stone, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

Let Woodlands Mountain Homes build your next mountain retreat! This brand new 4 bed/3 bath home sits on a massive 9,500 sqft lot backing onto treed green space. The main level has been designed with family in mind and includes two generous bedrooms and full bath, a luxury kitchen open to the living and dining areas, a spacious mudroom, and double car garage with additional storage space for gear. The upper level offers a spacious primary retreat with a luxurious ensuite bathroom, the perfect to relax in after an intense day of mountain activities, plus an additional bedroom and full bath, and laundry area. This opportunity to own a piece of TSMV close to the Stewart Creek Golf Course won't last!