

**417 Stewart Creek Close**  
**Canmore, Alberta**

**MLS # A2177933**



**\$2,485,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Three Sisters  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 3 Storey   |               |                  |
| <b>Size:</b>     | 3,041 sq.ft.   | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.12 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Stucco   | <b>Zoning:</b>    | r1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |    |
| <b>Inclusions:</b> | none  |                   |    |

Nestled against the picturesque Stewart Creek Golf Course, this stunning property showcases panoramic mountain views and an impressive architectural design, tailored for those who seek a perfect blend of elegance and outdoor lifestyle. Step inside and be captivated by the grandeur of vaulted ceilings and a striking wall of floor-to-ceiling windows. This breathtaking wall of glass fills the entire space with natural light and frames the stunning vistas of the surrounding mountains, creating an unrivaled ambiance. This expansive home boasts 4 bedrooms and 4 bathrooms. The upper level includes 3 generously-sized bedrooms and a bonus sitting area with a cozy fireplace, perfect for unwinding. The master suite features an exquisite ensuite bathroom with a walk-in shower and, of course, incredible mountain views. The main living area epitomizes open-concept living, seamlessly blending the kitchen, dining, and living spaces. This thoughtfully designed area is ideal for both family gatherings and entertaining. The well-appointed kitchen features a large pantry, a dry bar, and a complete built-in appliance package, ensuring a chef's dream experience. For added convenience, the main floor also includes a spacious laundry room, making everyday living effortless. The fully finished lower level is an entertainer's dream. Enjoy hours of fun in the custom games room and store your wine collection in the sophisticated wine room, perfect for connoisseurs. The lower level also offers an additional bedroom, a full bathroom, and a dedicated workout room, catering to all your fitness needs and guests' comfort. An attached 3-car heated garage provides plenty of space for your vehicles and all your mountain gear, ensuring you're always adventure-ready. Heated for comfort, it offers ample extra storage for skis, bikes, and all your outdoor toys. Step

outside through double patio doors onto expansive decks, perfect for entertaining or quiet moments with nature. The professionally landscaped yard includes a gas fire pit and backs onto serene greenspace, creating an idyllic outdoor oasis. Stay connected with cutting-edge smart home technology. Equipped with a Control4 system, you can manage your home's features remotely, providing peace of mind and convenience while you're away. Backing directly onto Stewart Creek Golf Course and surrounded by world-class mountain views, this property offers a truly enviable location. Enjoy easy access to the region's best hiking, biking, and skiing trails, and embrace the unparalleled outdoor lifestyle that comes with living in this exclusive community. Don't miss the opportunity to own this extraordinary home, where luxury, nature, and technology converge to offer an unbeatable mountain living experience.