

**711 3rd Street**  
**Canmore, Alberta**

**MLS # A2187811**

**\$2,299,702**



<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,483 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Few Trees, Street Lighting, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Slate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	Duplex
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Experience the epitome of luxury living in this 4-bedroom masterpiece, nestled amidst awe-inspiring mountain views and crafted by the prestigious Elk Run Homes. Seamlessly blending modern elegance with natural beauty, this home has every feature on your wish list: stunning views, no-maintenance landscaping, a resort-style hot tub, a walk-out patio, a gorgeous upper deck, a premier location, and turn-key convenience! The main level boasts 10-foot ceilings and in-floor heating. Down the hall, you'll find 2 spacious bedrooms, a full bathroom, and an entertainment room with floor-to-ceiling windows and patio door access to your backyard haven. Step onto the aggregate concrete patio, relax on the no-maintenance turf, or unwind in the in-ground hot tub surrounded by boulders and a privacy wall of blue spruce, meticulously trimmed to preserve the view. Upstairs is an entertainer's dream, featuring vaulted ceilings, a gourmet kitchen with a gas stove, a massive fridge/freezer, and a butler's pantry with a wine fridge. The adjacent living room opens to the upper back deck, complete with a BBQ, gas heater, and fire table. Also on this level are 2 additional bedrooms, including the primary suite with mountain views, a walk-in closet, and a luxurious ensuite. This home also includes an attached double garage, central air conditioning, and ample storage. It's a dream location—steps from the river and Millennium Park, close enough to walk downtown, yet far from the hustle of Main Street. Plus, the property comes fully furnished—move in and enjoy the ultimate mountain escape!