

616 4th Street  
Canmore, Alberta

MLS # A2207880

\$2,300,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | South Canmore                               |        |                   |
| Type:     | Residential/Duplex                          |        |                   |
| Style:    | 2 and Half Storey, Attached-Side by Side    |        |                   |
| Size:     | 2,359 sq.ft.                                | Age:   | 2006 (19 yrs old) |
| Beds:     | 4   | Baths: | 3 full / 1 half   |
| Garage:   | Oversized, Single Garage Attached           |        |                   |
| Lot Size: | 0.08 Acre                                   |        |                   |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Views |        |                   |

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | In Floor, Forced Air, Natural Gas, Radiant   | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile   | Sewer:     | -  |
| Roof:       | Asphalt Shingle  | Condo Fee: | -  |
| Basement:   | None   | LLD:       | -  |
| Exterior:   | Wood Frame   | Zoning:    | R2 |
| Foundation: | Poured Concrete  | Utilities: | -  |
| Features:   | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s) |            |    |

**Inclusions:** Window coverings, Outdoor furniture, BBQ, Patio Heater, all Furniture, decor, housewares, electronics and linens; except chairs in living room, personal art, sports gear, personal items.

Picture-perfect views from this stunning South Canmore semi-detached home; 4 bedrooms/4baths, all designed with care and attention to every detail. Recipient of the Mayor's Award for Urban Architecture in 2006. Unique features really set this home apart: Two primary bedroom suites, one on the main living level and one on the top floor; Fenced back yard; An ideal guest area complete with 2 bedrooms, bath, lounge, and wet bar; A front deck large enough for conversational seating; and custom wood beam detailing inside and out. Thoughtful extras like the built-in kitchen desk and the bonus loft provide extra space for home office and home organization tucked away in their own area. All the creature comforts are here like heated floors, soaker tub, steam shower, and a garage large enough for a car + gear. South Canmore offers amazing views and incredible walkability to downtown, pathways, parks, events, and the Bow River. Offered as a fully furnished, turnkey package including housewares, electronics and linens. Start your next chapter in the Rockies, right here.