

## 454 Stewart Creek Close Canmore, Alberta

**MLS # A2223619**



# \$1,999,000

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,072 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Views		

<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, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco	<b>Zoning:</b>	r2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** none

**LUXURY LIVING ON THE CLOSE!** This former show home has been immaculately maintained and sits on one of the largest lots in the neighborhood. With 360 degree views and a floor to ceiling wall of glass that brings the outdoors in, every room takes advantage of the stunning mountain views. Over 3000 square feet of living space this spacious layout features 4 beds/4 baths including a lower level walkout with a 4th bedroom/2nd family room and workout/games room. Step outside to 2 expansive view decks or retreat to the private patio tucked away with its own amazing mountain views. The fully landscaped yard includes a fire pit and irrigation system. Parking and storage are no problem thanks to the heated double attached garage. Stay cool all summer with central air and enjoy the comfort of a home designed for both beauty and function.