

**147 Benchlands Terrace S  
Canmore, Alberta**

**MLS # A2264242**



**\$2,249,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Benchlands                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 2 and Half Storey                                               |               |                   |
| <b>Size:</b>     | 2,780 sq.ft.                                                    | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                          |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Environmental Reserve, Many Trees |               |                   |

|                    |                                                                              |                   |                                                    |
|--------------------|------------------------------------------------------------------------------|-------------------|----------------------------------------------------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas                              | <b>Water:</b>     | Co-operative                                       |
| <b>Floors:</b>     | Carpet, Laminate                                                             | <b>Sewer:</b>     | Public Sewer                                       |
| <b>Roof:</b>       | Wood                                                                         | <b>Condo Fee:</b> | -                                                  |
| <b>Basement:</b>   | None                                                                         | <b>LLD:</b>       | -                                                  |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                                      | <b>Zoning:</b>    | 0050                                               |
| <b>Foundation:</b> | Poured Concrete                                                              | <b>Utilities:</b> | Natural Gas Connected, Garbage Collection, Water C |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows |                   |                                                    |

**Inclusions:** N/A

Well maintained family home on the quiet side of the road. This home features 4 bedroom, 3 bathrooms. Outstanding views of the Three Sisters mountains and Rundle range. Extra large south facing front deck. In-slab flooring heating on the 1st level, Oversized garage to provide storage for all your outdoor gear plus room for 2 cars. A three minute drive to downtown Canmore or a 15 minute walk along the pathways. This house backs onto the protected wildlife corridor. Nothing will be built in front or behind this lot. Storage space under the stairs from a bedroom on the main level. There are trails between the houses on the north side. This home need to be viewed to appreciate all it offers