

**107, 210 Hubman Landing
Canmore, Alberta**

MLS # A2188108



\$1,899,000

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|--------------------|--|---------------|-------------------|
| Division: | Three Sisters | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,947 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, N | | |
| Heating: | In Floor, Forced Air | | |
| Floors: | Carpet, Ceramic Tile, Hardwood | | |
| Roof: | Asphalt Shingle | | |
| Basement: | Finished, Full, Walk-Out To Grade | | |
| Exterior: | Cedar, Stone | | |
| Foundation: | Poured Concrete | | |
| Water: | - | | |
| Sewer: | - | | |
| Condo Fee: | \$ 605 | | |
| LLD: | - | | |
| Zoning: | 12 | | |
| Utilities: | - | | |

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry

Inclusions: None

3,072 SF, back row of Hubman Landing, offers a rare opportunity to own a piece of paradise. Property features breathtaking westerly views down to Cascade Man in Banff, the Rundle Range, & cross-valley views of Grotto, Lady Mac, & 3 Sisters from the primary. Located at the end of a quiet cul-de-sac, designed with an open, functional layout, the 3-bed walkout floor plan allows for easy living & entertaining. Center pce of the great room is a striking 18 FT high rock gas FP, flanked by floor-to-ceiling windows that flood the space with light & stunning views. Fir vaulted ceilings enhance the sense of space, while open-riser fir stairs & timber beams above the expansive chef's kitchen add warmth & character to the home. Kitchen is equipped with high-end finishes & an 8-person eating bar opening to the formal dining area and living room. Top level w/ primary, featuring vaulted ceiling, a spacious loft & a lux ensuite that enjoying morning sun. A/C, new paint & wool carpet. Unparalleled views both front & back in a highly coveted location.