

**1010 14 Street  
Canmore, Alberta**

**MLS # A2173947**



**\$2,800,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to this newly renovated split level home, with 2273 sq ft of total living space. Situated in Lions Park, this home features modern finishes and quality craftsmanship, breathtaking mountain views, and more! Complete with 4 bedrooms and 3 bathrooms, this home features an open-concept cooking and entertaining space, a spa-like ensuite with dual vanities in the primary bedroom, a spacious recreation room, and a private backyard. Enjoy high-quality materials and finishings throughout, bright mountain views from the living room, and a fabulous outdoor living space. Discover an expansive, private backyard with a deck off the main living area, substantial patio with room to lounge and entertain, a finished double-car garage, a fenced yard, room for RV parking, and beautiful landscaping. Modern mountain living begins here.