

**1 Eagle Landing  
Canmore, Alberta**

**MLS # A2174321**



**\$2,549,000**

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,173 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Triangular Lot, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Granite Counters, Kitchen Island, Pantry, Sauna, Separate Entrance, Storage		

**Inclusions:** N/A

Located on the sunny side of Canmore in the highly sought after Eagle Terrace neighborhood, this 3,200 sqft single-family home offers 360-degree panoramic mountain views, providing a stunning backdrop from every angle. Sitting on a sizable 11,000 sqft lot, this home features 5 bedrooms and 4 bathrooms spread across multiple levels, making it perfect for families and guests alike. The expansive, masterfully landscaped, low maintenance backyard is designed for relaxation and entertainment, complete with a large stone fireplace, water feature, and chipping green. The yard provides additional space to park a camper or store larger outdoor equipment. Surrounded by breathtaking mountain scenery and located near some of the best biking and hiking trails in Canmore, This is the perfect family home for outdoor enthusiasts.