

**465 Eagle Heights  
Canmore, Alberta**

**MLS # A2173831**



**\$2,399,000**

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,185 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Treed		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Secluded newly renovated home backing onto reserve. Four bedroom plus den, four bathroom home on a quiet and treed lot sprawling over 16,000 square feet. This property offers over 3,700 square feet of developed living space with an amazing renovation throughout with unmatched attention to detail and craftsmanship. The grand entrance welcomes you and leads into a huge open concept kitchen, dining and living area accented by vaulted ceilings and massive fireplace. The home cook will find the kitchen of their dreams with custom cabinetry, massive island and top of the line appliances. The primary suite is situated at the front of the home, with stunning valley views. The lower level has three more bedrooms, rec room and family room, plenty of space for all your family and guests. Lots of storage space and double attached garage make this a fantastic full time home or weekend retreat. Secluded location at the top of a cul de sac with plenty of sun and privacy, this home must be seen to be appreciated.