

3, 834 6th Street
Canmore, Alberta

MLS # A2201200



\$1,799,000

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|------------------|-----------------------------------------------------------------|---------------|-------------------|
| Division: | South Canmore | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,758 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Concrete Driveway, Driveway, Off Street, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Hardwood, Stone | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 750 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R4 |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Located in desirable South Canmore, this elegantly renovated home boasts top-of-the-line craftsmanship, abundant sunshine, and breathtaking mountain views. Everyone must experience this smart and sophisticated designer kitchen featuring premium Miele appliances, including 3 ovens (high speed microwave), 6-burner gas stove with pot filler, a dual-temp wine fridge, and creatively blended cabinet fronts on both the dishwasher & fridge. Discover how all the nooks and crannies of this kitchen unveil cleverly built-in surprises like the double sided pull out pantry system, the secret small appliance nook with easy-access doors that cut power when closed, the custom butler's pantry with wet bar, and the discreet charging drawer that keeps your countertops neat & tidy. While the air conditioning perfectly chills the summer heat, the heated floors on the ground level and in both ensuite bathrooms will warm the toes. You'll also find custom wood closet systems and a tailor made laundry room with an enormous washer & dryer set, ample shelving, storage, counter space with a sink, and even a hidden pull-out clothes hanging rack. Your whole family will truly enjoy the newly built oversized South-facing deck, almost as much as being so close to downtown, shopping, restaurants, walking trails, and the infamous Bow River. Pull up and park in your custom outfitted heated garage, then simply walk everywhere. It's finally time to relax in style with luxury finishes in an ideal location, it's finally time for Canmore! Book your visit today.