

**109 Riva Court  
Canmore, Alberta**

**MLS # A2187195**



## \$1,360,000

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Views		

**Heating:** In Floor, Forced Air

**Floors:** Hardwood, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Stone Counters

**Inclusions:** Air Conditioner

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 617

**LLD:** -

**Zoning:** 12

**Utilities:** -

Stunning townhome offers over 2,500 SF of living space, exceptional views and complete convenience with the feel of single-family living. Ideally located at the end of a quiet cul-de-sac, it boasts a desirable south-facing exposure, flooding the home with natural light all day. Open-concept main floor features a spacious living, dining, and kitchen, perfect for daily living and entertaining. The indoor/outdoor FP connects living room to south-facing deck, creating a seamless flow between the interior and exterior spaces. Upstairs, you'll find 2 large beds, each with own ensuite for ultimate privacy. Lower level offers even more versatile living space, with a third bedroom and a full bathroom. The large family room opens to a lower-level deck, while an additional hobby or games area adds to the home's functionality. Freshly painted and LVP flooring in walkout level & Air Con. True 2 car garage w/ new epoxy floors and 4 more parking spots on driveway & more storage than most homes!