

602 8th Avenue  
Canmore, Alberta

MLS # A2189135



## \$2,099,999

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Low Maintenance Landscape, Interior Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into your dream mountain retreat with this exquisitely designed 3 bedroom, 3 bathroom Canmore home. Boasting modern luxury and thoughtful craftsmanship by Renu Homes, this luxury duplex features stunning timber beams, custom millwork by local artisans, and cozy in-slab heating on the lower level. White oak floors and vaulted ceilings in the kitchen enhance the modern mountain design. Sliding glass patio doors lead to an oversized, southwest-facing deck, engineered for a hot tub—perfect for soaking in breathtaking views. The penthouse-inspired master retreat offers a serene sanctuary, featuring a spa-like ensuite bath that radiates sophistication and tranquility. Unwind as you take in breathtaking sunsets from the private patio, your own personal oasis. Nestled in a prime location, you're within walking distance of the Bow River, vibrant Main Street Canmore, Riverside Park, and the picturesque Bow River Loop. Whether you're seeking a secondary home or full time mountain haven, this property delivers the perfect blend of location, luxury, and lifestyle. Don't miss this exceptional opportunity to own your piece of the beautiful Canadian Rockies. Reach out today—your mountain escape awaits!