17, 300 Eagle Terrace Road
Canmore, Alberta

MLS # A2197774

$1,350,000

Division:	Eagle Terrace
Type:	Residential/Five Plus
Style:	3 (or more) Storey
Size:	1,621 sq.ft.
Age:	2001 (24 yrs old)
Beds:	3
Baths:	3 full / 1 half
Garage:	Single Garage Attached
Lot Size:	0.05 Acre
Lot Feat:	Backs on to Park/Green Space, Landscaped

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 505
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	Res multi
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Stunning 3-Bedroom Townhome with Breathtaking Mountain Views. Nestled in the desirable Eagle Terrace, this gorgeous 3-bedroom, 4-bathroom townhome sits on the ridge overlooking the soccer field and playground, offering unobstructed south and west-facing mountain views from every angle. Boasting four spacious decks, this home is designed to maximize the incredible scenery. The top level features a luxurious primary suite, a private office, and stunning sightlines. The main level offers bright, open-concept living, soaring vaulted windows, and an abundance of natural light, along with a powder room and laundry for convenience. On the entry level, you'll find a large bedroom, a 4-piece bath, and a single attached garage. The lower-level walkout provides even more space, with a flexible family room or bedroom, a den, a 4-piece bath, and a dedicated area for a hot tub. With its prime location, breathtaking views, and thoughtfully designed layout, this home is a rare gem in Canmore. Don't miss out--schedule your private viewing today!