

17, 300 Eagle Terrace Road  
Canmore, Alberta

MLS # A2197774



## \$1,350,000

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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Res multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	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!