

**102 Cairns Landing  
 Canmore, Alberta**

**MLS # A2179155**



**\$5,175,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Storey		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Irrigation		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Skylight(s), Smart Home, Wet Bar, Wired for Sound

**Inclusions:** 2nd Refrigerator, Built-in BBQ, Projector & Screen, TVs, Speakers & A/V equipment, Sonos zoned sound, Control 4 & Lutron networking systems, Alarm system & equipment.

This spectacular, luxury estate home is a true Rocky Mountain retreat, nestled in the hillside of Canmore's exclusive community of Cairns on the Bow. With the perfect blend of mountain contemporary design and gorgeous post and beam architecture, this incredible property provides alpine charm and unparalleled privacy on its .60 acre parcel of land. With architectural inspiration from Frank Lloyd Wright, the living area of this home provides a sense of discovery and relaxation as you experience the cathedral ceilings and walls of glass, connecting the gorgeous natural landscape with the interior of the home. The fabulous kitchen features commercial grade stainless appliances, solid wood cabinetry and a large granite island, as well as a built-in breakfast bar offering incredible views of the landscape. The large dining area flows easily into the phenomenal great room where the beauty of the Douglas fir post & beams surround you. A gorgeous stone fireplace provides elegant coziness to this breathtaking space. This room opens out to a lovely covered deck with views of the Three Sisters. On the upper level, a 650SF primary retreat awaits with more stunning timber work, a wet bar & a 5-pc ensuite with steam shower & soaker tub. The walkout level rec room is a beautiful, warm and comfortable space which transforms easily to a fantastic theatre room with the click of a button. This room also opens out to an incredible patio featuring an outdoor fireplace & built-in BBQ. Three additional guest suites, all with ensuites are perfect for guests and all open out to a lovely private balcony. Every room in this incredible home provides a feeling of connection to the outdoors. A fantastic home office, gym, sauna, games room, three outdoor decks plus a large entertaining patio, double garage, as well as smart home wiring (Control4, Lutron & Sonos sound) complete this extraordinary

property that has been meticulously cared for by the original owners. A rare offering of a truly magnificent home in the Canadian Rockies!