

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!