



780-978-7122  
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116, 210 Hubman Landing  
Canmore, Alberta

MLS # A2289276



**\$2,650,000**

|           |                          |        |                   |
|-----------|--------------------------|--------|-------------------|
| Division: | Three Sisters            |        |                   |
| Type:     | Residential/House        |        |                   |
| Style:    | 3 Level Split            |        |                   |
| Size:     | 2,829 sq.ft.             | Age:   | 2007 (19 yrs old) |
| Beds:     | 5                        | Baths: | 3 full / 2 half   |
| Garage:   | Double Garage Attached   |        |                   |
| Lot Size: | 0.15 Acre                |        |                   |
| Lot Feat: | Corner Lot, Treed, Views |        |                   |

|             |                                                                                                    |            |        |
|-------------|----------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                            | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Slate                                                              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                    | Condo Fee: | \$ 677 |
| Basement:   | Full                                                                                               | LLD:       | -      |
| Exterior:   | Stone, Wood Frame, Wood Siding                                                                     | Zoning:    | R2A    |
| Foundation: | Poured Concrete                                                                                    | Utilities: | -      |
| Features:   | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |            |        |

**Inclusions:** x3 External Security Cameras

Set within the exclusive enclave of Hubman Landing, this 5-bedroom, 5-bathroom residence offers over 4,100 sq ft of living space, thoughtfully positioned to capture exceptional views from nearly every window. Elevated above the surrounding trees and backing onto privacy, the home embraces its natural setting with multiple outdoor patios and balconies designed to take full advantage of the landscape. The main level is anchored by vaulted ceilings and warm hardwood flooring, creating a timeless Canmore aesthetic. The kitchen is both functional and inviting, opening into generous living and dining spaces that frame the mountains beyond. The primary suite is conveniently located on the main floor for true one-level living and features a striking floor-to-ceiling fireplace, creating a dramatic focal point while maintaining a sense of comfort and retreat. The walkout lower level provides additional living space with separation between levels, ideal for guests, family, or multi-generational living. With five bedrooms and five bathrooms in total, the layout offers flexibility without compromising privacy. A tranquil backyard with a flagstone patio and fire pit, surrounded by mature trees, offers a private outdoor retreat that complements the home's elevated setting. A double-car garage, expansive square footage, and a setting that combines elevation, views, and seclusion make this a rare opportunity in one of Canmore's most sought-after communities.