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## 414 Stewart Creek Close Canmore, Alberta

MLS # A2212238



# \$1,949,000

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Three Sisters                             |        |                  |
| Type:     | Residential/Duplex                        |        |                  |
| Style:    | 3 (or more) Storey, Attached-Side by Side |        |                  |
| Size:     | 2,719 sq.ft.                              | Age:   | 2019 (6 yrs old) |
| Beds:     | 4   | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached                    |        |                  |
| Lot Size: | 0.11 Acre                                 |        |                  |
| Lot Feat: | Corner Lot, Street Lighting, Views        |        |                  |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | In Floor, Forced Air, Natural Gas   | Water:     | -      |
| Floors:     | Tile, Wood  | Sewer:     | -      |
| Roof:       | Asphalt Shingle   | Condo Fee: | -      |
| Basement:   | None  | LLD:       | -      |
| Exterior:   | Mixed, Stone, Wood Frame, Wood Siding   | Zoning:    | R2A-SC |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |            |        |

Inclusions: n/a

Perfectly positioned in the prestigious Stewart Creek community, this exceptional half duplex sits on a prominent corner lot and boasts impressive curb appeal, highlighted by a welcoming wrap-around porch that invites you into a truly special home. Inside, the main floor impresses with soaring ceilings and an open-concept design create a sense of space and airiness, while high-end finishes and attention to detail elevate every room. The living room features a cozy wood-burning fireplace—perfect for cozy evenings—and opens onto a massive wrap-around deck with a BBQ area, offering seamless indoor-outdoor living and breathtaking mountain views at every turn. The chef-inspired kitchen is both stylish and functional, complete with quartz countertops and a layout that flows effortlessly into the living and dining areas, all flooded with natural light. The main-level primary suite is a peaceful retreat, featuring its own private covered balcony, a large walk-in closet, and a spa-like 5-piece ensuite with a soaker tub, steam shower, and double vanities—perfect for unwinding in comfort and style. Upstairs, two generously sized bedrooms with vaulted ceilings provide space and privacy for family or guests, serviced by a beautifully appointed 4-piece bathroom. The fully finished walkout lower level offers incredible versatility with a spacious family room, fourth bedroom, an additional 4-piece bathroom, and a large storage area off the entryway. A dedicated laundry room on this level adds convenience for guests or family staying downstairs. Step outside to your hot tub and rear yard, designed for ultimate relaxation after a day in the mountains. A heated double-car garage adds convenience and comfort year-round. Thoughtfully designed this home delivers luxury, lifestyle, and location—an extraordinary opportunity to own in one of Canmore's most

sought-after neighborhoods.