# \$2,290,000 - 1 (ne), 617 4th Street, Canmore

MLS® #A2211146

## \$2,290,000

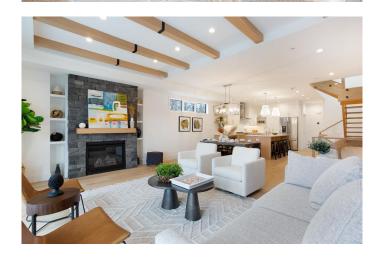
4 Bedroom, 4.00 Bathroom, 2,422 sqft Residential on 0.00 Acres

South Canmore, Canmore, Alberta

One of the largest four bedroom townhomes to ever be offered in South Canmore. This new construction sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. With over 2,400 sqft of living space, a double car garage, and spectacular views of Mount Lady MacDonald, the Fairholm and Rundle Ranges; Sticks and Stones Custom Homes proudly presents its latest development in South Canmore. The spacious primary bedroom is on the upper level with an elegant ensuite bathroom, walkin closet and reading nook. Each of the additional bedrooms has its own ensuite bathroom. Stepping in from the spacious garage, you have a spacious mud room. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. An ideal lock and leave low maintenance condominium property where you can spend time exploring and enjoying life in the Rockies. \*Images are from the developer's previous project at 833 6th Street







#### **Essential Information**

MLS® # A2211146 Price \$2,290,000

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,422
Acres 0.00
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 1 (ne), 617 4th Street

Subdivision South Canmore

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2G7

#### **Amenities**

Amenities None

Parking Spaces 3

Parking Double Garage Attached, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz

Counters, Recessed Lighting, Separate Entrance, Skylight(s), Soaking

Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Range, Refrigerator

Heating Forced Air, Radiant, Zoned

Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Level, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 15th, 2025

Days on Market 113

Zoning R4

# **Listing Details**

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.