

**4, 511 6th Avenue
Canmore, Alberta**

MLS # A2169231



\$1,399,000

| | | | |
|------------------|----------------------------------|---------------|------------------|
| Division: | South Canmore | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,698 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Level, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | Public |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 505 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Multi |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s) | | |

Inclusions: Murphy bed, LG OLED G3 flush mount TV in living room

Discover your perfect mountain home! This beautifully renovated 3-bedroom, 3.5-bathroom townhome offers the perfect blend of mountain modern elegance, design and comfort in a quiet location, in one of the most sought-after neighbourhoods in Canmore. The extraordinary condition of this property is sure to impress - with upscale finishes and high-end appliances throughout, every detail has been carefully crafted for enjoyment. On the main living level, you'll be greeted by an open-concept living space bathed in natural light, showcasing elegant hardwood floors, wood beams and a gorgeous Rundle stone fireplace. Step out from your living space to a sunny deck with fantastic mountain views. The gorgeous kitchen is both functional and a treat to entertain in. Features include Italian porcelain countertops & backsplash, top-of-the-line stainless steel appliances, including a Fisher & Paykel induction range & Double Dishdrawer dishwasher, a new integrated hood vent with custom cover and sleek, LED-lit floating shelves. Another great perk of this home is having two primary-style bedrooms on the upper level, each with their own ensuites. The larger primary bedroom offers picture perfect views of the Three Sisters and a spacious, upgraded ensuite. Conveniently, the laundry area is also on this level and offers organizers for linens & supplies. The entry level has a third bedroom which functions well as a home office, & is outfitted for convenience with an Italian designed Murphy bed. Also on this level is another full bath. All bathrooms have been updated with new LED mirrors, new porcelain sinks & Italian porcelain countertops. The owners have also added motorized Hunter Douglas blinds in the great room, kitchen & primary bedroom. With the river paths just a few blocks away in one direction, & Main Street a few blocks in the other, this property

offers the ultimate blend of convenience & tranquility - and provides the perfect lock and leave lifestyle!