

**909B 9th Street
Canmore, Alberta**

MLS # A2177400



\$2,895,000

Division:	South Canmore		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	3,118 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Street Lighting, Views		

Heating: In Floor, Forced Air, Zoned

Water: -

Floors: Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Cedar, Other, Stone

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the west side of a meticulously crafted new duplex by Sticks & Stones Custom Homes, ideally located in the heart of South Canmore. Steps from Main Street's vibrant scene—filled with charming cafes, top-tier restaurants, cozy pubs, and boutique shopping—this residence is the perfect fusion of alpine serenity and urban convenience. Upon entry, you'll find a home that balances modern sophistication with the warmth of alpine elegance. The great room showcases expansive, south-facing windows that frame spectacular mountain views, inviting you to enjoy both adventure and relaxation. A private lookout deck on the upper level offers an ideal spot for sunset views or quiet contemplation, while a mature tree outside the primary bedroom adds a touch of natural beauty and privacy. The kitchen, a chef's dream, is equipped with a premium Wolf/Sub-Zero package, including a double fridge, beverage fridges, and a 36" range—perfect for everything from intimate dinners to lively gatherings. Triple-pane windows provide energy efficiency and quiet comfort, while the ICF party wall ensures exceptional insulation and soundproofing for peaceful living. Crafted from the finest materials, including hand-selected stone to harmonize with the natural landscape, this home is a true retreat in the Canadian Rockies. Every specification and feature exceeds expectations, creating a luxurious mountain escape that epitomizes lifestyle and quality in South Canmore.