

**104, 102 Stewart Creek Rise
Canmore, Alberta**

MLS # A2185100



\$1,089,000

Division:	Three Sisters		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,280 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R3-SC1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Nestled in the serene and sought-after community of Stewart Creek, #104 102 Stewart Creek Rise — "The Ledges" offers a perfect blend of comfort, functionality, and mountain living. This well-appointed corner unit townhouse features two bedrooms, a den, and two and a half bathrooms, making it ideal for full-time living or a weekend retreat. The lower level boasts a spacious double-car garage, perfect for storing gear or working on projects, along with an additional parking stall right beside it. Inside, you'll find heated floors, extra storage space, and a versatile den/flex room that can be used as an office, gym, or guest space. The main floor showcases an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The kitchen is well-equipped with ample storage, quartz countertops, and a brand-new microwave/hood fan. Off the dining area, step onto your covered balcony, which provides direct access to the green space and walking trails behind the property, perfect for enjoying nature right from your doorstep. On the top floor, both the primary and secondary bedrooms feature private en-suite bathrooms and walk-in closets for ultimate convenience and privacy. The primary suite offers a private balcony at the back, while a second balcony is located at the front of the townhouse, allowing you to take in breathtaking views from multiple vantage points. To keep you comfortable year-round, the home is equipped with central air conditioning, ensuring a cool retreat during the warm summer months. Conveniently located close to Canmore's new Gateway at Three Sisters commercial and mixed-use hub, this home also offers easy access to local shops, dining, schools, playgrounds, and an extensive network of walking and biking trails within minutes. Plus, with Calgary just an hour away, this property is an excellent choice for

those seeking a balance between mountain tranquility and city convenience. Don't miss this opportunity to own a beautiful home in one of Canmore's most desirable neighborhoods!

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