109 Riva Court
Canmore, Alberta

MLS # A2187195

$1,360,000

Division:	Three Sisters
Type:	Residential/Triplex
Style:	3 (or more) Storey, Attached-Side by Side

Size:	1,612 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	3	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.07 Acre
Lot Feat:	Low Maintenance Landscape, Views

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 617
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	12
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Stone Counters

Inclusions: Air Conditioner

Stunning townhome offers over 2,500 SF of living space, exceptional views and complete convenience with the feel of single-family living. Ideally located at the end of a quiet cul-de-sac, it boasts a desirable south-facing exposure, flooding the home with natural light all day. Open-concept main floor features a spacious living, dining, and kitchen, perfect for daily living and entertaining. The indoor/outdoor FP connects living room to south-facing deck, creating a seamless flow between the interior and exterior spaces. Upstairs, you’ll find 2 large beds, each with own ensuite for ultimate privacy. Lower level offers even more versatile living space, with a third bedroom and a full bathroom. The large family room opens to a lower-level deck, while an additional hobby or games area adds to the home's functionality. Freshly painted and LVP flooring in walkout level & Air Con. True 2 car garage w/ new epoxy floors and 4 more parking spots on driveway & more storage than most homes!