

**805 2nd Street  
Canmore, Alberta**

**MLS # A2188482**



**\$3,150,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Interlocking Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Pie Shaped Lot, See Remarks, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** n/a

Riverfront Upscale Home in Canmore. Set along the banks of the Bow River in Canmore, this gracefully designed home offers unparalleled privacy and breathtaking views of the mountains, river, and woods. The unique, curved architecture blends seamlessly with the natural surroundings, while the bright, open great room offers panoramic vistas to the east, south, west and even straight up to the sky with a picturesque conical skylight above. Family and friends can cozy up to the crackling of the wood burning fireplace after a day on the slopes, or gazing at the summer star filled sky from the roof top deck. With no other homes in sight, this property offers a feeling of seclusion, yet is only a 5-minute walk to downtown Canmore's shops and dining. Every detail in this home, from the high-end finishes to thoughtfully designed spaces, creates the perfect blend of utility and comfort. This rare riverfront gem is the perfect retreat for those seeking both tranquility and proximity to the vibrant heart of Canmore. Now is the time to schedule a private viewing.