



CORY PELCHAT
REALTOR®
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**105, 1413 Mountain Avenue
Canmore, Alberta**

MLS # A2270120



\$1,198,995

Division:	Teepee Town		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,304 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, On Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	Residential Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	none		

Sun-filled, stylish, and thoughtfully designed for life in the Rockies! With residential zoning and the lowest price per square foot of any new construction in Canmore, this property presents exceptional value in a super-walkable neighbourhood just minutes from trails, cafes, and the vibrant charm of downtown. This beautifully crafted 3-bedroom, 4-bathroom home offers over 2,300 sq. ft. of inspired living space, framed by stunning west-facing views of the Rundle Range. A rare floor plan offers TWO distinct gathering spaces, giving everyone room to relax their way. Entertain in the open-concept great room with vaulted ceilings, anchored by a striking Rundle-stone fireplace—while others enjoy game day in the spacious family room, complete with a wet bar and direct access to the outdoor patio. The thoughtfully designed kitchen features a generous prep space and a dedicated coffee and wine bar to elevate both slow mornings and relaxed evenings. Function meets flexibility: a large single garage with ample storage for all your adventure gear, an dedicated laundry room, and Built Green Certification for enhanced comfort and energy efficiency year-round. The versatile grade-level flex room is ideal as a private guest retreat, media lounge, or work-from-home space—with its separate entrance adding even more flexibility. Spacious, modern, and mountain-ready—where elevated living meets smart investment. List price includes GST.