

**1, 817 4th Street  
Canmore, Alberta**

**MLS # A2213000**



**\$1,499,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Location! Location! Location! Exceptional 4 bedroom South Canmore Townhome! A stunning and rare find in this highly desirable South Canmore location! Highlights of this elegantly presented 4 bedroom, 4 bathroom residence include a chef quality kitchen including high-end integrated appliances, huge granite island, an expansive living space boasting an entire wall of windows to let in the light and views, and in-floor heat throughout the 1st level (including the garage). Thoughtful attention to floorplan design, high quality modern finishing and mechanical systems, and functional outdoor space and storage make this home easy to love! Plenty of space here for your family, your guests, and your hobby space or home office. Located just a block from the Bow River and a short walk to Main St this home is perfect for those who relish walking or biking to the signature attractions of Canmore. Schedule your viewing today and see this award winning 'Built Green Gold Award' home for yourself!