

**163 Cairns Landing**  
**Canmore, Alberta**

**MLS # A2286834**



**\$4,699,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	3,037 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Aggregate, Triple Garage Attached		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Located in Cairns on the Bow, just minutes from the gates of Banff National Park, this custom 4,000+ sq ft timber-frame residence offers a rare blend of privacy, warmth, and mountain character. Set on a beautifully treed 17,642 sq ft lot within Canmore's only gated community, the home combines natural seclusion with exceptional craftsmanship. Inside, soaring fir-paneled ceilings and the timeless elegance of Italian plaster set a warm and sophisticated tone throughout. The open-concept layout seamlessly connects the principal living spaces, ideal for both intimate family moments and grand entertaining. The great room is anchored by a striking Rundle stone wood-burning fireplace, creating a natural gathering space that radiates warmth and character. The kitchen pairs custom cabinetry with Sub-Zero and Viking appliances, thoughtfully designed for everyday living and effortless entertaining. The primary suite offers a peaceful retreat with treetop views and a spa-inspired ensuite finished in Marinace granite and travertine, complete with a jetted tub. Additional highlights include two spacious guest bedrooms, a home theatre, a versatile recreation room, a dedicated home office, and a custom bar &mdash; offering flexibility for family and guests alike. Outdoors, professionally landscaped grounds feature natural stonework, a built-in BBQ, and a cozy fire pit, creating the perfect setting for year-round mountain living. A rare opportunity to own a timeless timber-frame home in Cairns on the Bow, where privacy, nature, and thoughtful design come together in perfect harmony. <https://163cairns.info/>