

**512 8th Avenue
Canmore, Alberta**

MLS # A2300770



\$1,982,610

Division:	Town Centre_Canmore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,461 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R2A
Foundation:	Slab	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub

Inclusions: 2nd Fridge, 2nd Dishwasher and 2nd Washer/Dryer

This stunning, never lived in 2,461 sq ft half duplex is a rare offering that blends luxury craftsmanship, thoughtful design, and breathtaking mountain views into one exceptional home. With 3 bedrooms, 4 baths, and an uncompromising level of finish throughout, this residence is purpose built for both elevated entertaining and peaceful everyday living. The main level welcomes you with an impressive open concept living space anchored by soaring vaulted ceilings and a dramatic wall of windows that frame the surrounding peaks. A true chef's kitchen stands at the heart of the home, featuring premium appliances including two counter depth fridges and freezers, dual dishwashers, a sprawling island with custom organizers, and an abundance of workspace and storage. The dining area is designed for hosting, complemented by a warm, inviting electric fireplace and seamless access to the large view deck—perfect for morning coffee, evening cocktails, or simply soaking in the scenery. Also on the main level is a bright office nook with mountain views, a generous walk in pantry, and a stylish 2 piece powder room. Upstairs, the private primary retreat offers a serene escape with a spa inspired 5 piece ensuite, heated tile floors, and a spacious walk in closet complete with its own laundry. Every detail has been considered to maximize comfort and convenience. The ground level features a spacious and welcoming entry foyer leading to a well designed mud/gear room with built in cubbies and bench seating—ideal for mountain living. This level also includes a second laundry area with sink, two additional bedrooms (one with its own 3 piece ensuite), a separate 4 piece bath, and access to the epoxy finished double garage, all fully heated with in floor heat. The home's mechanical systems are equally impressive, offering high efficiency performance with three

independent thermostats—one for each floor—ensuring personalized comfort throughout. Additional highlights include:

- • Under tile heating in the primary ensuite
- • Rough in for EV charger
- • Low maintenance landscaping and exterior
- • No condo fees or bylaws
- • Exceptional natural light from oversized windows
- • Easy access to Canmore’s river pathways and a short walk to Main Street

This home delivers the perfect blend of luxury, functionality, and low maintenance mountain living. Every finish, fixture, and design choice reflects quality and attention to detail. A truly exceptional opportunity in one of Canmore’s most desirable locations.