

**389 Eagle Heights
Canmore, Alberta**

MLS # A2307204



\$2,999,999

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,125 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Treed, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s)		

Inclusions: n/a

Perched along the top ridge of sought-after Eagle Terrace, this home captures some of the most exceptional mountain views in Canmore. Backing directly onto greenspace and a park, this property offers a rare sense of privacy while still being moments from trails and town amenities. With over 5,400 sq.ft. of living space, this expansive mountain home blends classic Canmore character with thoughtful functionality. The main level is anchored by a wonderful spiral staircase and features warm hardwood flooring, a wood-burning stone fireplace, and a bright, open-concept layout designed to showcase the surrounding views. Large windows flood the home with natural light, while the expansive south-facing balcony provides the perfect vantage point to take in all-day sun and panoramic mountain vistas. The home offers 6 bedrooms, with two of those bedrooms with dedicated ensuites. The walkout lower level is built for lifestyle and entertaining, featuring a massive recreation room, dedicated gym space, and direct access to the outdoors. An oversized garage provides ample space for vehicles and mountain gear, completing this exceptional offering in one of Canmore's most desirable neighbourhoods.