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GRASSROOTS REALTY GROUP

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905A Bridge Road
Canmore, Alberta

MLS # A2325581



$3,399,000

Division:	South Canmore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	3,030 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	5	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Views		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: 2nd fridge, 2nd washer, 2nd dryer, 2nd dishwasher, 2nd stove

An exceptional opportunity to own one of only four brand-new luxury duplexes in the heart of South Canmore, one of the community's most sought-after neighbourhoods. Ideally positioned just steps from the Bow River, Main Street, scenic pathways, cafés, restaurants, and local amenities, this location offers the perfect balance of mountain living and everyday convenience. Thoughtfully designed across three levels, this contemporary home offers over 3,000 square feet of functional living space with five bedrooms, a dedicated study, and an open-concept main floor created for both entertaining and everyday living. Expansive windows fill the home with natural light, while premium finishes including engineered hardwood flooring, tile, and a striking gas fireplace create a warm, sophisticated atmosphere. The primary retreat is designed as a private escape, complete with its own gas fireplace, a spacious walk-in closet, and a luxurious five-piece ensuite featuring a steam shower and soaker tub. A dedicated laundry room serves the main residence, while the fully self-contained legal suite includes its own private entrance and separate laundry, offering outstanding flexibility for extended family, guests, or valuable rental income. Completing the home is a heated double attached garage with ample space for vehicles and mountain gear. Combining exceptional craftsmanship, premium finishes, and one of Canmore's most desirable locations, this is a rare opportunity to enjoy luxury mountain living with the added benefit of a legal income suite.

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