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# 2 Terrace Place
# Canmore, Alberta

## MLS # A2330887



# $1,968,000

| | | | |
|---|---|---|---|
| **Division:** | Eagle Terrace | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,561 sq.ft. | **Age:** | 1998 (28 yrs old) |
| **Beds:** | 5 | **Baths:** | 3 full / 1 half |
| **Garage:** | Concrete Driveway, Double Garage Attached | | |
| **Lot Size:** | 0.14 Acre | | |
| **Lot Feat:** | Back Yard, Front Yard, Garden, Landscaped, Views | | |

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|---|---|---|---|
| **Heating:** | In Floor, Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Linoleum, Tile, Wood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Concrete, Stone, Stucco, Wood Frame, Wood Siding | **Zoning:** | R1A |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Bar, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |

**Inclusions:** N/A

Set on the sunny side of the valley in sought-after Eagle Terrace, this spacious 3,598 sqft 4+ bedroom home offers exceptional flexibility, beautiful mountain views and an ideal setting for family life in Canmore. Located on a quiet cul-de-sac, the property is just steps from the neighbourhood playground, playing fields, sledding hill and school bus stops, hiking and biking trails, the Roam bus stop and local dining all nearby. The bright main level features a welcoming living room with gas fireplace and impressive views toward Mount Rundle. The generous kitchen enjoys views of Lady Macdonald and Grotto Mountain and includes a casual dining area, while the adjoining formal dining room provides plenty of space for entertaining. A private den with French doors is ideal for working from home or a 5th bedroom. The rear deck, complete with a natural gas connection, extends the living space outdoors for dining, relaxing and taking in the surrounding peaks. Upstairs, the spacious primary retreat features a built-in window seat, walk-in closet and ensuite with a jetted tub, separate shower and double vanity. Two additional bedrooms, a full bathroom, laundry room with utility sink and an expansive bonus room complete this level. With panoramic views stretching from the Three Sisters to Mount Rundle, the bonus room offers excellent flexibility as a media room, playroom, studio, office or additional sleeping space. The walkout lower level includes a fourth bedroom, full bathroom, in-slab heating, ample storage and a large flexible space for a workshop or could be developed into a nanny suite with a wet-bar area and roughed-in kitchen connections. Outside, the fully fenced backyard features mature landscaping, lawn, a firepit, spacious deck and electrical connection for a future hot tub. An oversized heated double garage, additional parking and a dedicated pad

suitable for an RV provide plenty of room for vehicles and mountain gear. A bright and versatile mountain home offering space, views and an outstanding Eagle Terrace location.

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