

**1009 15 Street**  
**Canmore, Alberta**

**MLS # A2332861**



**\$3,195,000**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lions Park                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 5 Level Split                                                                |               |                   |
| <b>Size:</b>     | 2,644 sq.ft.                                                                 | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 6                                                                            | <b>Baths:</b> | 5 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Aggregate, Alley Access, Double Garage  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Private, |               |                   |

|                    |                                                                                                                                                                                                                                                                                                                                         |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, High Efficiency                                                                                                                                                                                                                                                                                                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood                                                                                                                                                                                                                                                                                                                                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                                                                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cedar, Stone, Stucco, Wood Siding                                                                                                                                                                                                                                                                                                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                                                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Furnishings negotiable                                                                                                                                                                                                                                                                                                                  |                   |    |

Quietly tucked away on one of Lions Park's most desirable residential streets, The Swiss House is one of Canmore's truly exceptional homes. Originally envisioned and meticulously handcrafted over more than two decades by Swiss-born master woodcraftsman and artist Juerg Salzgeber, owner of Black Maple Studio, this remarkable residence stands as the living showcase of his life's work and a testament to timeless craftsmanship. From the moment you enter, the attention to detail is unmistakable. More than 30 species of wood from around the world, including over 20 species showcased within the custom kitchen cabinetry alone, have been masterfully incorporated throughout the home. Every room reflects extraordinary artistry, warmth, and precision, creating a residence unlike anything else in the Bow Valley. Offering over 3,600 sq. ft. of developed living space, this one-of-a-kind home features 6 bedrooms, 6 bathrooms, expansive living and entertaining areas, 3 fireplaces, a spectacular sunroom, private sauna, custom built-ins, and an oversized heated detached garage with workshop. Expansive windows frame breathtaking views of Ha Ling Peak and the East End of Rundle, while the beautifully landscaped grounds create exceptional outdoor living spaces. The current configuration offers outstanding flexibility, with spacious private bedrooms featuring individual keypad-secured access that enhances privacy and independence. The thoughtful layout accommodates a variety of residential living arrangements while preserving the warmth and functionality of an extraordinary family home. Beyond its remarkable craftsmanship, the home has a proven history of successfully accommodating long-term residential occupants, including local professionals, employees, and individuals relocating to the Bow Valley.

This history has generated monthly residential rental income for the current owners while maintaining the home's residential character. The sellers are willing to provide qualified purchasers with confidential information regarding the property's established long-term residential occupancy and historical residential rental performance following an accepted offer. Buyers are responsible for independently satisfying themselves regarding any intended future use and compliance with applicable municipal bylaws and regulations. Located just minutes from downtown Canmore, the Bow River, world-class hiking and biking trails, schools, parks, caf  s, restaurants, and endless outdoor recreation, The Swiss House presents a rare opportunity to own one of Canmore's most distinctive legacy homes. Timeless craftsmanship. Exceptional flexibility. A home unlike any other.