

**2002, 3rd Avenue
 Canmore, Alberta**

MLS # A2332985



\$3,699,000

Division:	South Canmore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,377 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Creek/River/Stream/Pond, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	n.a		
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Backing directly onto Spring Creek, this beautifully renovated detached home blends privacy, functionality, and mountain living in one of South Canmore's most sought-after neighbourhoods. Offering 3 + 2 beds + office, 3 bathrooms, and a double attached garage, and over 3,000 feet, the thoughtfully designed layout is ideal for families. The main level features a dedicated office, laundry, 3-piece bath, mudroom, and an open-concept kitchen, dining, and living area with lofted ceilings, expansive windows, and peaceful creek views. A large deck creates seamless indoor-outdoor living. Upstairs are three bedrooms, including a spacious primary retreat with private balcony and ensuite, plus another full bathroom. The partially finished lower level offers two additional bedrooms, and a large recreation room. Surrounded by mature trees and just minutes from downtown, trails, parks, and amenities, this exceptional home offers a rare combination of space, serenity, and an unbeatable location.