

## 104 Rummel Place Canmore, Alberta

**MLS # A2335768**



# \$3,499,900

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Rundlevue Ests                                                          |               |                  |
| <b>Type:</b>     | Residential/House                                                       |               |                  |
| <b>Style:</b>    | 2 Storey                                                                |               |                  |
| <b>Size:</b>     | 2,473 sq.ft.                                                            | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Garage Door Opener, Garage Faces Front, Heated Driveway, Tandem, Triple |               |                  |
| <b>Lot Size:</b> | 0.20 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Garden, Landscaped, Views                                   |               |                  |

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Metal

**Basement:** Full

**Exterior:** Composite Siding, Stone

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** None

Strategically positioned at the top of a quiet cul-de-sac, 104 Rummel Place is an exceptional mountain residence offering over 3,100 sq. ft. of developed living space with breathtaking views of Lady Mac and Grotto Mountains. Designed to capture its remarkable setting, the upper level features soaring vaulted ceilings and expansive windows that bring the mountain landscape into the home. The kitchen is built for everyday living and memorable entertaining, with quality soft-close cabinetry, illuminated open shelving, generous workspace, a large island, prep sink and commercial gas range with hood fan. The dining area offers spectacular views and room to comfortably accommodate 14 for special gatherings. Start your morning with coffee on the front deck in the morning sun, then relax in the expansive living room where a dramatic floor-to-ceiling stone fireplace takes centre stage. Step onto the large rear deck for an evening BBQ overlooking the professionally landscaped, fully fenced backyard. Follow the stonework through the yard to the fire pit, then continue to the elevated lookout patio for another incredible perspective of the surrounding mountains and valley. The second level is home to a true mountain spa-like primary retreat featuring a freestanding copper tub, large walk-in shower, two copper-plated sinks and an expansive walk-in closet with conveniently located stacking washer and dryer. Bedrooms 2 and 3 are generously sized for queen beds and each enjoys its own private patio, while the full bathroom offers dual sinks and a large shower. A dedicated outdoor area with direct access is ready for a private hot tub. The finished lower level completes the floor plan with a second family room, fourth bedroom and full bathroom, creating an ideal space for family or overnight guests. The heated triple attached garage provides exceptional space for vehicles, winter

projects and the mountain toys that are part of the Canmore lifestyle. Two commercial-grade boilers provide comfortable in-floor heating throughout, while the heated driveway and steps make winter living easier. Central air conditioning, solar panels, a metal roof and durable stone and composite exterior further reflect the quality and thoughtful construction of the home. Designed with long-term living in mind, an elevator runs from the garage through every level, with dual upper-level access providing convenient connection between the kitchen and backyard. Multiple outdoor spaces allow you to follow sun throughout the day, while the terraced landscaping creates distinct places to gather entertain or simply take in the scenery. From its elevated position to the carefully selected finishes, every element was designed to make the most of this mountain setting. Immaculately maintained and built with exceptional craftsmanship and materials, this remarkable home offers a rare combination of luxury, privacy, functionality and four-season mountain living, all just minutes from downtown Canmore.