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115 Dyrgas Gate
Canmore, Alberta

MLS # A2342599



$2,543,999

Division:	Three Sisters		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Aggregate, Double Garage Attached, Gar		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Treed		

Heating:	Central, High Efficiency, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R1BW
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Sauna, Walk-In Closet(s), Wood Windows		

Inclusions: window coverings, furniture in the home

Custom-Built Retreat on a 12,000-Square-Foot Lot Backing onto Environmental Reserve Lovingly maintained by its original owner and used primarily as a recreational retreat, this exceptional custom-built home has been lightly lived in and shows clear pride in ownership. With no pets and no children, it remains in outstanding, move-in-ready condition. The thoughtfully designed floor plan offers an inviting open-concept living and dining area centered around a stunning two-sided fireplace, creating a warm and welcoming gathering space. Large windows frame peaceful views and fill the home with natural light. Upstairs, the spacious primary retreat includes a luxurious six-piece ensuite and generous walk-in closet. The large bonus room offers flexible space for a family room, studio, or additional bedroom. The office area is also roughed-in for future bathroom. Step onto the expansive deck and take in views of mature trees and the property's private natural setting. Set on a remarkable 12,000-square-foot lot backing directly onto an environmental reserve, the home offers a rare sense of privacy and connection to nature. The oversized garage can accommodate up to four vehicles, or two vehicles with ample room remaining for storage, recreational equipment, or a workshop. Beneath the deck, a heated workroom offers additional space for hobbies, projects, or storage. Surrounded by timber accents and mature trees, the beautifully landscaped lower patio creates a secluded outdoor oasis. A gas fireplace makes it an inviting setting for relaxed evenings with family and friends. The lower level expands the home's versatility with two large bedrooms featuring walk-in closets, a sauna, a wine room, a cedar-lined closet, and a spacious laundry area. Zoned for a legal suite with a separate entrance, it also includes a roughed-in kitchen. Newer appliances complement the

home's quality construction, while meticulous upkeep throughout reflects years of careful ownership. A rare combination of privacy, quality construction, flexible living space, and meticulous condition, this one-owner home is equally suited to year-round living or use as a quiet retreat. Its exceptional natural setting makes it a distinctive opportunity for buyers seeking comfort, space, and privacy.

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