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634 A/B 7th Street
Canmore, Alberta

MLS # A2342957



$3,253,832

Division:	South Canmore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	2,843 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Creek/River/Stream/Pond, Views		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding	**Zoning:**	RES
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Kitchen Island, Stone Counters, Vaulted Ceiling(s)		

Inclusions: n/a

In the heart of Canmore, this rare 5-bedroom, 5-bath home delivers the kind of privacy and natural connection that's hard to find. Spring Creek originates on this property — waterfront tranquility and serene views right from your doorstep. Timber staircases, stone details, and hand-selected custom finishes throughout capture the character that defines true mountain living. The crown jewel is the massive rooftop patio with wraparound mountain views, all-day sun, and engineered for a hot tub — whether you're hosting friends after a day on the trails or unwinding under the stars, it delivers. The main level is thoughtfully laid out with a private primary retreat complete with ensuite and walk-in closet, a second bedroom, full bath, laundry, and direct access to the creekside backyard. Upstairs, the open-concept kitchen is a chef's dream; wall ovens, induction cooktop, dual dishwashers, wine storage, and premium Jennair and Miele appliances. The kitchen flows naturally into the dining area and the soaring vaulted great room is anchored by built-ins while opening onto multiple balconies with views and ground-level access. A third bedroom or den rounds out this level perfectly. Up top, a fourth bedroom with its own bath and a bonus media or workout room lead the way to the rooftop patio. The double attached garage provides generous space for parking and gear storage. Privately positioned above the garage with its own separate entrance, the fully self-contained ADU offers a private balcony, bedroom, full-size kitchen, and living space — ideal for extended family, guests, or rental income. Every level of this home connects you back to the outdoors, from the creekside backyard to the sun-soaked rooftop above.

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