

**517 4th Street**  
**Canmore, Alberta**

**MLS # A2344126**



**\$4,490,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Canmore                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                        |               |                   |
| <b>Size:</b>     | 4,339 sq.ft.                                                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low |               |                   |

|                    |                                                                                                                                                                                                                                                                                                                             |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Natural Gas                                                                                                                                                                                                                                                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                                                                                                                                                                                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle, Metal                                                                                                                                                                                                                                                                                                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                                                                                                                                                                                                                                                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                                                                                                                                                                                                  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete, Slab                                                                                                                                                                                                                                                                                                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                                                                                                         |                   |    |

Welcome to an exceptional luxury home in the heart of South Canmore, where mountain living meets refined design in the most coveted neighbourhood in town. Framed by sweeping alpine vistas and set on quiet 4th Street, this remarkable 5-bedroom + office, 5-bathroom residence was thoughtfully designed as a forever home, perfectly balancing timeless architecture and generational functionality. From the moment you arrive, the home's distinctive curved post-and-beam architecture makes a lasting impression. Graceful arcing rooflines echo the surrounding peaks, while the rich wood detailing creates a sense of warmth and permanence. Every line feels intentional, every space designed to evolve with you and your family through every stage of life. On the main floor, a serene bedroom with a full ensuite offers the ease of one-level living, ideal for guests or future accessibility. A built-in elevator connects every floor effortlessly—perfect for post-surgery recovery, limited mobility, or simply carrying groceries with ease. At the front of the home, a professional office provides a polished and private space to meet with clients, bathed in natural light and framed by peaceful neighbourhood views. The heart of the home unfolds in the breathtaking great room. A dramatic floor-to-ceiling wood-burning fireplace anchors the space, inviting cozy evenings as snow falls softly outside. Vaulted ceilings soar overhead, accentuated by curved timber beams that draw your eye upward—and outward—to the iconic Three Sisters. Walls of glass blur the boundary between indoors and out, filling the room with sunlight and ever-changing mountain moods. Step outside to spectacular outdoor living. The expansive south-facing deck is designed for every season: partially covered for year-round comfort, partially open for sun-soaked

afternoons, stargazing nights, and front-row seats to the northern lights. Unobstructed views of Ha Ling Peak rise boldly before you, creating a backdrop that feels both dramatic and deeply calming. Downstairs, the second living room is bright and welcoming, with high ceilings and a wall of windows looking out over the charming fenced yard where mature and younger trees create layered privacy. Get used to gathering around the firepit under a canopy of stars, or enjoy quiet mornings surrounded by birdsongs. The large front deck captures warm afternoon and evening sun, offering sweeping views across the valley to the Cascade and Lady McDonald ranges—an ever-changing landscape of light, shadow, and alpen glow. The luxury kitchen blends striking aesthetics with intelligent design. High-end (Wolf & Sub Zero) appliances, premium finishes, and thoughtful storage make it as functional as it is beautiful. The partially open-concept layout keeps conversations flowing between the kitchen, generous eating bar, and spacious dining room—perfect for lively gatherings, holiday dinners, or intimate family meals. Adding to the home’s versatility is the option <https://youtu.be/ev5eKVHPU5o>