# \$1,885,000 - 2(se), 617 4th Street, Canmore

MLS® #A2211158

# \$1,885,000

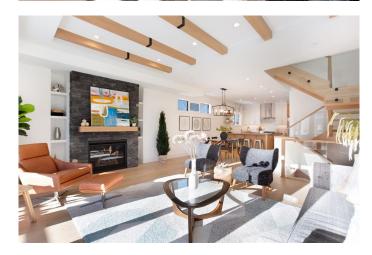
3 Bedroom, 4.00 Bathroom, 1,932 sqft Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Meticulously crafted encompassing the mountain locale while creating a contemporary and inviting feeling. Sticks and Stones Custom Homes proudly presents another new construction townhome project in South Canmore. This three-bedroom townhome with over 1900 sqft of living faces south with spectacular views of Canmore's most iconic mountain vistas. The sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. Each bedroom has its own ensuite bathroom with two bedrooms on the upper level and the third on the grade entry level. The spacious primary bedroom has vaulted ceilings, spacious closets and a reading nook. A place to gather with family and friends and a place for you to explore the Canadian Rockies. \*Images from builders previous project at 833 6th Street







Built in 2025

## **Essential Information**

MLS® # A2211158 Price \$1,885,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,932 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 2(se), 617 4th Street

Subdivision South Canmore

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2G7

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry,

Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s),

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Range, Refrigerator

Heating Forced Air, Radiant, Zoned

Cooling Rough-In

Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Level, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 5
Zoning R4

# **Listing Details**

Listing Office Sotheby's International Realty Canada

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