

780-296-5892 sellwiththeresa@gmail.com

## 163 Cairns Landing Canmore, Alberta

MLS # A2217947



\$4,850,000

| Three Sisters   |   |   |  |  |
|---|---|---|--|--|
| Residential/House   |   |   |  |  |
| 3 Level Split   |   |   |  |  |
| 3,037 sq.ft.  | Age:  | 2007 (18 yrs old)   |  |  |
| 3   | Baths:  | 3 full / 2 half   |  |  |
| Aggregate, Triple Garage Attached                                     |   |   |  |  |
| 0.41 Acre   |   |   |  |  |
| Cul-De-Sac, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed |   |   |  |  |
|   | Residential/Hou<br>3 Level Split<br>3,037 sq.ft.<br>3<br>Aggregate, Trip<br>0.41 Acre | Residential/House  3 Level Split  3,037 sq.ft. Age:  3 Baths:  Aggregate, Triple Garage Attack  0.41 Acre |  |  |

| Heating:    | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood | Water:     | -      |
|-------------|---|------------|--------|
| Floors:     | Cork, Hardwood, Tile                                  | Sewer:     | -      |
| Roof:       | Rubber  | Condo Fee: | \$ 555 |
| Basement:   | Finished, Full, Walk-Up To Grade                      | LLD:       | -      |
| Exterior:   | Stone, Wood Siding                                    | Zoning:    | R1     |
| Foundation: | Poured Concrete                                       | Utilities: | -      |

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Set on a private 17,642 sq ft lot in Canmore's most prestigious gated community, this extraordinary 4,000+ sq ft timber-framed residence is a rare opportunity to experience refined craftsmanship and mountain living at its finest. As you enter, you are welcomed by soaring fir-paneled ceilings and the timeless elegance of Italian plaster, setting a warm and sophisticated tone that defines the entire home. The open-concept layout seamlessly connects the main living spaces, ideal for both intimate family moments and grand entertaining. Anchored by a striking Rundle stone wood-burning fireplace, the expansive living area radiates warmth and character. At the heart of the home, a gourmet kitchen awaits, outfitted with custom cabinetry and top-tier Sub-Zero and Viking appliances—blending everyday functionality with elevated style. The luxurious primary suite provides a serene escape, complete with a spa-inspired ensuite featuring Marinace granite, travertine floors, a jetted tub, and peaceful treetop views. Additional highlights include two spacious guest bedrooms, home theatre, a versatile recreation room, a dedicated home office, and a custom bar designed for effortless entertaining. Step outside into a professionally landscaped outdoor living space, where natural stonework, a built-in BBQ, a cozy fire pit create the perfect setting for year-round mountain enjoyment. More than a home, this is an exceptional lifestyle opportunity in Cairns on The Bow—where nature, privacy, and design excellence converge in perfect harmony. https://163cairns.info/