

**2815 Canmore Road NW
Calgary, Alberta**

MLS # A2245823



\$1,699,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,418 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)		
Inclusions:	Home theatre system in basement, Endless Pools Fastlane Pro Swimspa, natural gas BBQ, natural gas outdoor firetable, safe in primary bedroom closet.		

Overlooking pristine Confederation Park, this sleek, modern 3+1 bedroom home with sunny southwest back yard offers over 3700 sq ft of developed living space! The main level presents maple hardwood & granite flooring & lofty ceilings, showcasing the living room that's drenched in natural light from a large skylight & spacious formal dining room with access to the back deck & ample space to host family & friends. The kitchen is tastefully finished with maple cabinets, new quartz counter top, backsplash & stainless steel sink, island, large pantry & stainless steel appliances, including a new stove. A private den/office is tucked away just off the foyer & perfect for a home office setup. Completing the main level is a 2 piece powder room. The second level hosts 3 very spacious bedrooms & a 4 piece main bath. The primary retreat boasts a walk-in closet & private 4 piece ensuite with relaxing jetted tub & separate shower. Basement development with rough-in for in-floor heat features a massive family/media room with home theatre system, huge fourth bedroom with 3 piece ensuite & laundry room with plenty of storage space. Other notable features include central A/C & natural linoleum flooring in 2 upper level baths & basement stairs. Outside, enjoy the beautifully landscaped front garden & sunny southwest back yard with large deck that comes complete with natural gas fire table & a gorgeous Endless Pools dual temperature Fastlane Pro swim spa with Endless Pools Fastlane Swim Current that can be used year-round. Parking is a breeze with a double detached oversize garage & large gravel secondary parking area that provides the option to extend the garage or enlarge the yard. The prime location can't be beat, across from Confederation Park that can be enjoyed through all seasons & offers biking/walking paths, golf course, tennis courts, splash

park, pump track, natural playground, flower/rock garden, tobogganing & cross country skiing. Banff Trail boasts popular neighbourhood amenities such as Weeds Café, Edelweiss Village, The Blues Can, two community centres, shopping, exceptional schools, public transit & is close to SAIT & U of C.