

701 Mallard Alley
Canmore, Alberta

MLS # A2067661



\$4,198,500

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|-----------|-------------------------------------------------|--------|-------------------|
| Division: | Town Centre_Canmore | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 4,810 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 5 | Baths: | 5 full / 2 half |
| Garage: | Concrete Driveway, Gravel Driveway, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond | | |

| | | | |
|-------------|--------------------------|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Stone, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle, Other | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Back Unit- Fridge, Oven, Microwave/Broil Oven, Hoodfan, Dishwasher, Dryer

Wait is over, take a look at Canmore's "CreekHouse" with an unrivalled peaceful location on Policeman's Creek while only steps from the heart of Canmore. Firstly, the Creekhouseshould really be called the Creekhouses, as this property actually contains two complete homes in one building. This property is ideal to use as your Canmore Oasis while also gaining a high return from the short-term rental potential. Enjoy the custom details throughout both homes including extensive log work, wall murals, iron railings, river rock fireplaces & more. The Larger Home features 3 of the bedroom suites plus a great entertaining space, stunning office & views of the creek throughout. A shared hot tub sanctuary deck on the top floor is an oasis after a day at play in the mountains. The 2 bedroom home provides stunning south views throughout plus the feature bedroom with domed ceiling and a one-of-a-kind mural, something to behold. A large workshop & plenty of parking complete this Canmore legend