

## 780-296-5892 sellwiththeresa@gmail.com

## 723 3rd Street Canmore, Alberta

## MLS # A2195764



## \$2,950,000

Division:	South Canmore				
Туре:	Residential/Duplex				
Style:	2 and Half Storey, Attached-Side by Side				
Size:	3,015 sq.ft.	Age:	2025 (0 yrs old)		
eds:	5	Baths:	3 full / 1 half		
iarage:	Double Garage Attached				
ot Size:	0.08 Acre				
ot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot				
	Water:	-			
	Sewer:	-			
	Condo I	ee: -			

Heating:	In Floor, Forced Air, Natural Gas	Water:	-	
Floors:	Ceramic Tile, Hardwood	Sewer:	-	
Roof:	Asphalt	Condo Fee:	-	
Basement:	See Remarks	LLD:	-	
Exterior:	Metal Siding , Stone, Wood Frame, Wood Siding	Zoning:	R2	
Foundation:	Poured Concrete	Utilities:	-	
Footuroci	Desmad Callings Dreakfast Day Control Maxwer Classet Organizate Davids Marity High Callings Kitchen Jaland Na Animal Harra Na			

Features: Beamed Ceilings, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)

Inclusions: n.a

Experience modern mountain living in this brand new stunning 5-bedroom, 5-bathroom duplex, perfectly situated in the heart of South Canmore. Built by the renowned Lakusta Homes, this architectural gem features a sleek shed roof design and a thoughtfully crafted floor plan, offering both style and functionality. With a legal suite featuring a private entrance, it's ideal for generating rental income or accommodating extended family. The heated double car garage provides convenience and comfort, especially during chilly mountain mornings. Designed for easy accessibility, the main floor offers one-level living, while the south-facing orientation ensures year-round natural light and breathtaking mountain views. Located just steps from the Bow River and scenic walking trails, this exceptional home combines modern design with mountain charm, offering the perfect retreat in one of Canmore's most desirable neighborhoods.