

# \$1,312,000 - 303, 801 Benchlands Trail, Canmore

MLS® #A2060973

**\$1,312,000**

3 Bedroom, 2.00 Bathroom, 1,856 sqft  
Residential on 0.00 Acres

Eagle Terrace, Canmore, Alberta

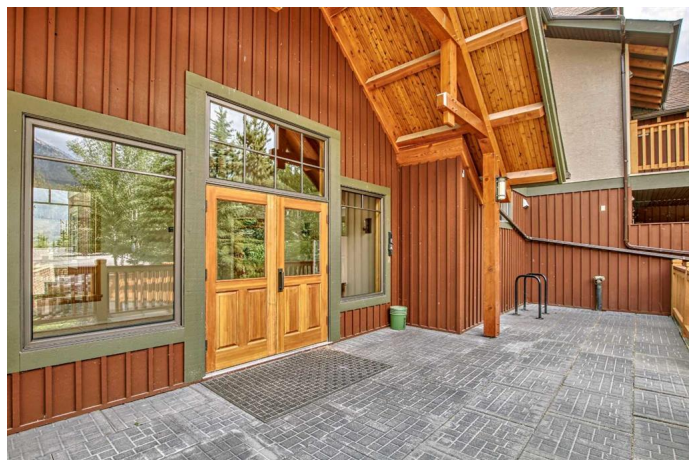
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This penthouse epitomizes single-level living at its finest on the sunny side of the Bow Valley in the well-established Eagle Terrace neighborhood. Situated on the top floor, this 3-bedroom, 2-bathroom south with sunny south facing balcony! Spanning over 1,850 square feet, step inside and be greeted by elegant features such as a stunning Three Sisters Mountain views, rundle rock fireplace and hardwood flooring. The unit includes two assigned underground parking stalls and two spacious storage rooms. Inside, you'll appreciate the vaulted ceilings, in-suite storage and laundry, in-floor heating, central air conditioning, open dining area, granite countertops, stainless steel appliances, and a kitchen sitting area. A steam sauna/shower is in the guest bathroom. The primary bedroom featuring an ensuite, walk-in closet, and alcove.

Built in 2007

## Essential Information

MLS® #	A2060973
Price	\$1,312,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,856
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	303, 801 Benchlands Trail
Subdivision	Eagle Terrace
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0B6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Parkade, Stall, Underground
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Elevator, Granite Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Storage
Lot Description	No Neighbours Behind, Views, Few Trees, Low Maintenance Landscape, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2023
Days on Market	493
Zoning	R4

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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