# \$1,905,000 - 2(se), 617 4th Street, Canmore

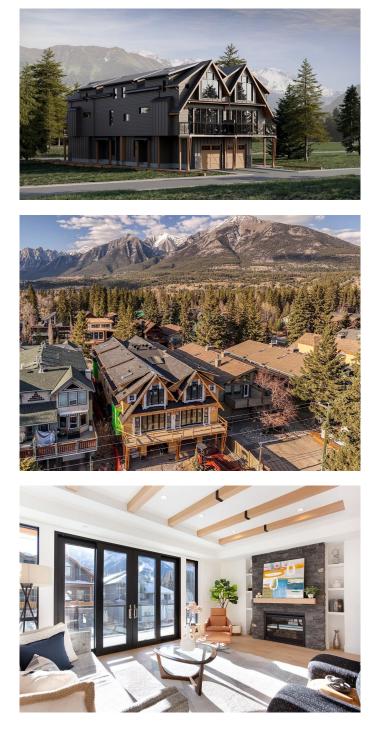
MLS® #A2211158

#### \$1,905,000

3 Bedroom, 4.00 Bathroom, 1,932 sqft Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Meticulously crafted encompassing the mountain locale while creating a contemporary and inviting feeling. Sticks and Stones Custom Homes proudly presents another new construction townhome project in South Canmore. This three-bedroom townhome with over 1900 sqft of living faces south with spectacular views of Canmore's most iconic mountain vistas. The sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. Each bedroom has its own ensuite bathroom with two bedrooms on the upper level and the third on the grade entry level. The spacious primary bedroom has vaulted ceilings, spacious closets and a reading nook. A place to gather with family and friends and a place for you to explore the Canadian Rockies. \*Images from builders previous project at 833 6th Street



Built in 2025

### **Essential Information**

MLS® #	A2211158
Price	\$1,905,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.00
Year Built	2025
Туре	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## **Community Information**

Address	2(se), 617 4th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2G7

#### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

#### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Quartz Counters, Recessed Lighting, Skylight(s)
Appliances	Dishwasher, Refrigerator, Range
Heating	Forced Air, Radiant, Zoned
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Basement	None
Exterior	
Exterior Features	Balcony
Lot Description	Level, Low Maintenance Landscape, Views, Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	142
Zoning	R4

#### **Listing Details**

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.