

# \$1,999,999 - 260 Eagle Terrace Road, Canmore

MLS® #A2203806

**\$1,999,999**

5 Bedroom, 4.00 Bathroom, 2,042 sqft

Residential on 0.14 Acres

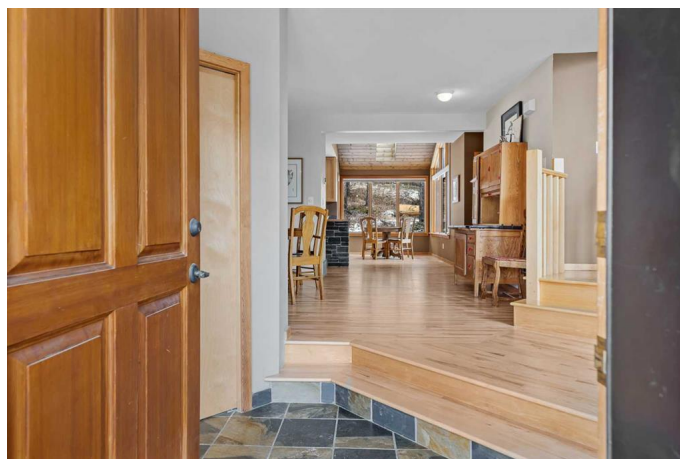
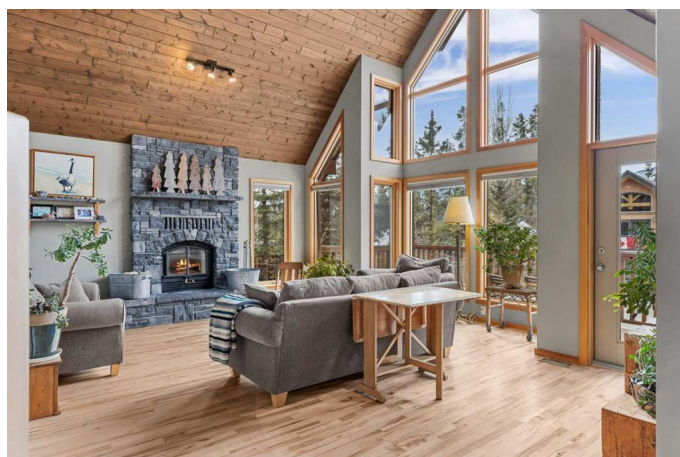
Eagle Terrace, Canmore, Alberta

Classic mountain ambiance greets you around every corner in this delightful 5 bedroom detached home in the sought-after neighborhood of Eagle Terrace in Canmore. On the market for the first time by the original owners, this home shows thoughtful design and pride of ownership. Offering the coveted cathedral ceilings and wood burning fireplace in the great room, this floorplan offers exceptional natural light, & functional family and guest space. The 3 bedrooms all on the upper level offer family-friendly sleeping arrangements, while additional bedrooms on the main and lower levels accommodate guests. Ample room for dedicated work-from home studio or office. The cosy lower level has in-floor heat and comprises bedroom #5, a partly finished rec room/ flex room, a 2 piece bathroom, a separate exterior entrance and access to the garage. Rooftop solar and on-demand hot water upgrades provide efficient living. This is an exceptional home to view! (Note: Short-term rentals are NOT permitted here).

Built in 2000

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2203806    |
| Price     | \$1,999,999 |
| Bedrooms  | 5           |
| Bathrooms | 4.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,042       |
| Acres          | 0.14        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 260 Eagle Terrace Road |
| Subdivision | Eagle Terrace          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3C7                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Wood Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Gas Range   |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Great Room, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Sloped, Views |

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingle            |
| Construction | Stone, Stucco, Wood Siding |
| Foundation   | Poured Concrete            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 50               |
| Zoning         | R1A              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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