

# \$1,230,000 - 303 Riva Place, Canmore

MLS® #A2210284

**\$1,230,000**

4 Bedroom, 4.00 Bathroom, 1,958 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

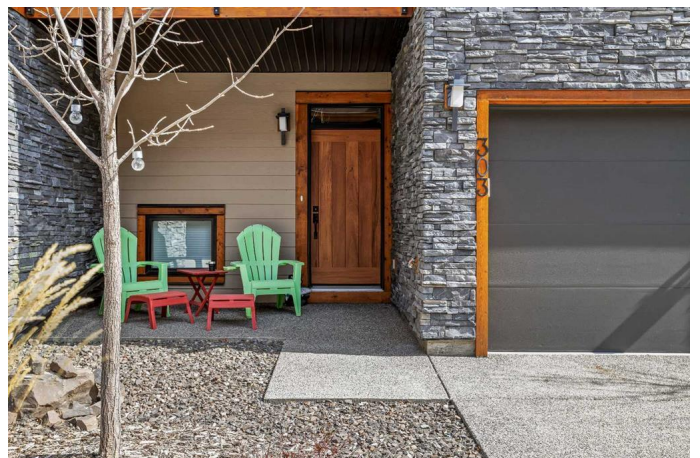
Mountain luxury in the heart of Three Sisters. Unparalleled landscapes. Unbelievable biking and hiking from the front door. A remarkable 4 bed, 4 bath home with rec room at the centre of it all. This stunning retreat is designed for connection—whether with family or friends.

Thoughtful design is evident throughout, from the oversized garage and generous entry storage to the bright, open living spaces. Sun-soaked decks at the front and back extend the living area, while a cozy fireplace adds warmth indoors. The modern kitchen offers seating for eight and flows seamlessly into the dining and living areas—perfect for entertaining. Soak in views from all sides with peek-a-boo Bow River views from the living room.

Upstairs, three bedrooms provide privacy and comfort, including a spacious primary suite with ensuite bath and private deck. The lower level offers a fourth bedroom, full bath, and a versatile rec room ideal for guests or movie nights.

Overlooking a park and green space, and just steps from trails, the off-leash park, Stewart Creek Golf Course, and local amenities, this well-managed complex offers the best of Canmore living.

Sold fully furnished and turn-key ready for summer—this is your mountain home, ready



to enjoy!

Built in 2015

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210284      |
| Price          | \$1,230,000   |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,958         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 303 Riva Place         |
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3L4                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Snow Removal, Visitor Parking, Playground |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached                          |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window                     |

|                 |                           |
|-----------------|---------------------------|
|                 | Coverings                 |
| Heating         | Fireplace(s), Natural Gas |
| Cooling         | None                      |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Gas, Living Room, Tile    |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground  |
| Lot Description   | Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Views, Low Maintenance Landscape, Sloped Down |
| Roof              | Asphalt Shingle   |
| Construction      | Cedar, Stone, Wood Frame, Asphalt, Composite Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 8                |
| Zoning         | R3               |

## Listing Details

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

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