

# \$4,678,500 - 930 9 Street, Canmore

MLS® #A2190010

**\$4,678,500**

8 Bedroom, 7.00 Bathroom, 5,722 sqft

Residential on 0.18 Acres

Town Centre\_Canmore, Canmore, Alberta

This remarkable multigenerational executive home is a masterpiece of construction and design, featuring superior elements that significantly exceed building codes. The triple-paned windows reduce heat loss by approximately 50% compared to double-paned windows, contributing to energy efficiency and passive solar benefits. The staggered stud construction ensures no thermal transfer, maintaining a consistent interior temperature throughout the seasons. The home's infrastructure includes concrete, steel, and wood framing, with a solid concrete foundation reinforced by steel beams, preventing settling and structural squeaks. Most of the main floor walls are non-load bearing, allowing for easy removal to create a spacious, open floor plan tailored to your preferences. Fire safety is paramount, with a concrete core firewall between the main house and the legal secondary suite. Low VOC paints and glues have been used throughout, and in-floor heating extends across the main and lower floors and garage. Appliances include Sub Zero, Viking, Asko, Thermador, Miele and more. The exterior features locally quarried Rundle Rock, and all decks, except for a few, are concrete with snow melt systems installed. This home is prepped for solar energy, with a 200-amp panel suited for



EVs and solar installations, and it offers potential rental income that offsets operating costs and allows owners to remain compliant with incoming Canmore property tax exemptions. Additionally, a rooftop forest fire suppression system is in place, enhancing the safety and resilience of this exceptional property.

Built in 2018

**Essential Information**

MLS® #	A2190010
Price	\$4,678,500
Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,722
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	930 9 Street
Subdivision	Town Centre_Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1Z8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Walk-In Closet(s), Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Dry Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Master Downstairs, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Recessed Lighting, Smart Home, Skylight(s), Soaking Tub, Separate Entrance, Storage, Vaulted Ceiling(s)

Appliances Built-In Range, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Oven, Disposal, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Other, Oven, Range, Range Hood, Washer, Wine Refrigerator

Heating Forced Air, Natural Gas, Humidity Control, In Floor

Cooling Full

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features Awning(s), Balcony, BBQ gas line, Garden, Private Yard, Storage

Lot Description Back Lane, Garden, Landscaped, Views

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Stone, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed January 24th, 2025

Days on Market 192

Zoning R2

## Listing Details

Listing Office RE/MAX Alpine Realty

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