

# \$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

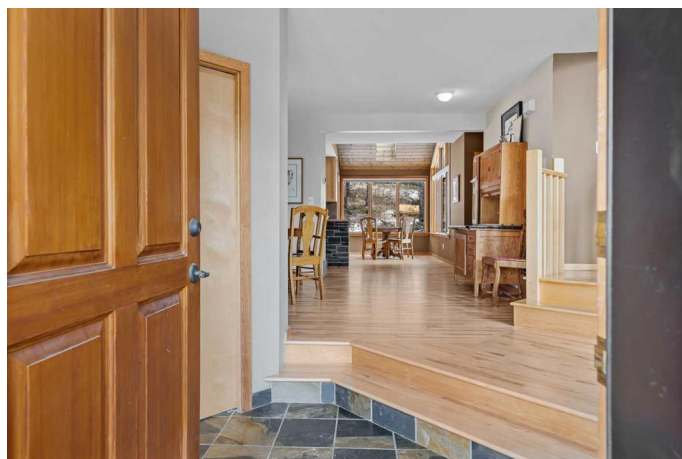
Eagle Terrace, Canmore, Alberta

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	59
Zoning	R1A

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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