

**236 Miskow Close
Canmore, Alberta**

MLS # A2221754



\$2,485,000

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|------------------|---|---------------|-------------------|
| Division: | Three Sisters | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,148 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Off Street, T | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, See Rem | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas, Radiant | Water: | Public |
| Floors: | Carpet, Hardwood, Slate, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame, Wood Siding | Zoning: | R1BW |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Luxury & tranquility in Canmore's Three Sisters. Few properties on offer today in Canmore's active market can compare to the style, spaciousness & unquestionable value found in this incredible single-family home nestled in this Bow Valley location without equal, only steps from immersion in a natural paradise & the best of the Rocky Mountain's "everyday" diversions. In a neighbourhood known for fine homes on generous lots, this unrivalled 4 bed, 3 bath, 3 car garage, 3,600 sq / ft gem sits as one of the best you could find, even amongst its luxury peers. On 3 levels, the grand entryway offers prelude to the soaring vaults & light-bathed Great Room, dining area & spacious kitchen. In an open plan, entertaining around the signature fireplace, or the modern, thoughtfully appointed "Chef's stage", is a pleasure for small intimate gatherings or boisterous parties with friends & family. Through a wall of southwest glass, a deck, patio & gazebo present opportunities for outdoor living ensconced in verdant forest. The master suite, spa bath & 2nd bedroom are also found on the main, offering the ease of 1 level living. Above, a loft is perfect for many purposes, from an office space to inspire, or a secluded place to take oneself "away". Below, a family room, 2 additional bedrooms & endless storage make for a property ideal as a large family getaway, or full-time residence. Other notable features include a 3-car garage & workshop, where the hobbyist can really spread their wings. Regular maintenance performed by an attentive owner brings surety to a purchaser, whose pride of place is assured.