

**A, 634 7Th Street  
Canmore, Alberta**

**MLS # A2261757**



**\$3,138,332**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Canmore                           |               |                   |
| <b>Type:</b>     | Residential/Duplex                      |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Front/Back |               |                   |
| <b>Size:</b>     | 2,622 sq.ft.                            | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway        |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                               |               |                   |
| <b>Lot Feat:</b> | Views                                   |               |                   |

|                    |                                                                                      |                   |    |
|--------------------|--------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | See Remarks                                                                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Shingle                                                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                                                                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                                                                | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s) |                   |    |

**Inclusions:** NA

Welcome to your dream mountain retreat in the heart of Canmore, Alberta—where luxury meets nature. This stunning front/back duplex-style home offers the privacy and feel of a single-family residence, with the added convenience of low-maintenance living. Spring Creek begins on this property, offering rare waterfront tranquility with soothing sounds and serene views right from your doorstep. Ideally located just steps from Main Street, you'll enjoy effortless access to Canmore's vibrant shopping, dining, and outdoor amenities, all while being surrounded by the breathtaking beauty of the Rockies. This newly built 4-bedroom, 4-bathroom home is a showcase of designer craftsmanship. Hand-selected finishes include tongue-and-groove ceilings, premium "Lux" windows, and high-end appliances by Jennair and Miele, ensuring both elegance and performance in the kitchen. A separate 1-bedroom, 1-bathroom ADU suite features full-size appliances and its own private balcony, making it ideal for rental income, extended family, or a dedicated guest or workspace. Take in the surrounding beauty from your spacious 500 sqft rooftop patio, complete with stunning views of the creek and mountains, or relax on one of three additional balconies, offering seamless indoor-outdoor living. The double attached garage provides generous space for parking and gear storage—perfect for all your mountain adventures. Whether you're curling up by the fire after a day outdoors or sipping your morning coffee to the sound of flowing water, this exceptional property delivers the ultimate Canmore lifestyle.