

# \$2,499,900 - 634 4 Street, Canmore

MLS® #A2206416

**\$2,499,900**

4 Bedroom, 4.00 Bathroom, 2,965 sqft  
Residential on 0.08 Acres

South Canmore, Canmore, Alberta

Welcome to your dream home nestled in the heart of Canmore! This exquisite property is South facing, boasts four bedrooms, almost 3000sq ft, and perfect mountain architecture. The entertainerâ€™s kitchen has been remodelled featuring a chef's oversized gas range, and a stunning centre island with waterfall edges. The custom dining nook with bench seating is perfect for casual meals and large gatherings. Natural light floods the space through wrap-around windows, highlighting the vaulted ceilings and carefully placed stone and timber accents. Step outside to the expansive wrap-around back decks, ideal for soaking up the sun while enjoying the south sunshine and iconic views, including the Three Sisters and Lawrence Grassi mountain range. Retreat to the lower level with cozy stone fireplace, guest room, games room, wet bar and walk out to a private front patio. Thoughtfully designed for convenience, this home offers ample storage, a full-sized laundry room, and seamless integration of functionality with beautiful architectural elements. Bedrooms two and three are ideally situated above the main living area, sharing a well-appointed four-piece bathroom. The primary suite, located on the top floor, serves as a personal oasis with its own private deck, oversized windows, and a luxurious ensuite featuring his and hers sinks, a steam shower, and a spacious walk-in closet. There are 3 separate decks with a view and a walk out patio with shade and privacy. A high quality mechanical system includes



in-floor heat on the lower level and in the double garage, perfect for gear and parking! This incredible mountain retreat is just a few blocks from main street, where you can enjoy local shops and dining, while also being connected to the quiet of more rugged natural trails and your next adventure.

Built in 2006

### **Essential Information**

MLS® #	A2206416
Price	\$2,499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,965
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	634 4 Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2H3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Instant Hot Water
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Great Room, Mantle, Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Slab

## Additional Information

Date Listed	March 29th, 2025
Days on Market	10
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.