

**147 Benchlands Terrace S
 Canmore, Alberta**

MLS # A2264242



\$2,249,000

Division:	Benchlands		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,780 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Many Trees		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Wood	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	0050
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Garbage Collection, Water C
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Well maintained family home on the quiet side of the road. This home features 4 bedroom, 3 bathrooms. Outstanding views of the Three Sisters mountains and Rundle range. Extra large south facing front deck. In-slab flooring heating on the 1st level, Oversized garage to provide storage for all your outdoor gear plus room for 2 cars. A three minute drive to downtown Canmore or a 15 minute walk along the pathways. This house backs onto the protected wildlife corridor. Nothing will be built in front or behind this lot. Storage space under the stairs from a bedroom on the main level. There are trails between the houses on the north side. This home need to be viewed to appreciate all it offers