



DJ Golden
REAL ESTATE

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235 Benchlands Terrace
Canmore, Alberta

MLS # A2280824



\$2,150,000

Division:	Benchlands		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,226 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Jetted Tub, Natural Woodwork, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: All furniture and rugs included; Excluding all art, sculpture, artifacts; Excluding exercise bike/stereo/albums in lower family room and Excluding two bedside tables in bedrooms 2/3. The housewares, kitchenware, linens, and small goods could also be included if desired.

First time to market, this lovingly designed and immaculately maintained home is tucked into the prestigious upper Benchlands Terrace. Situated on a large lot with panoramic views to the south and no neighbours behind, you'll appreciate both the all-day sunshine and the privacy. Boasting a tasteful renovation in 2012, this home is move-in ready. Vaulted ceilings show off the views in every direction, with warm natural wood accents framing the mountains. The primary suite with fireplace and library offers access to a sunny deck. Two bedrooms on the main floor each have a unique additional self-contained lofted area, perfect for families, grandkids, and sleepovers. This treasured home is presented as a fully furnished offering, allowing a new owner to move in and start enjoying their new mountain lifestyle immediately. Double garage with additional crawl space for maximum storage area. Locals love this neighbourhood, come discover why!