

## 214 Eagle Point Canmore, Alberta

MLS # A2235452



# \$2,497,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Eagle Terrace  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 2,845 sq.ft.   | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Partially Finished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Silent Floor Joists, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wired for Sound |                   |    |
| <b>Inclusions:</b> | Hot tub, BBQ   |                   |    |

Eagle Point - Big Views! 214 Eagle Point is a stunning mountain retreat on the sunny side of Canmore. This exceptional home blends rustic elegance with modern comfort, offering breathtaking views and luxurious living across every space. Step inside to a soaring great room with stone fireplace, a gourmet kitchen and exotic hardwood floors. Large windows flood the space with natural light and frame the majestic mountain views. Enjoy the southern view from a gated wooden deck overlooking the Rocky Mountains. The rear yard backs onto an environmental reserve and offers a lush, green haven filled with evergreens, perfect for relaxing or entertaining under a clear blue sky. This home is more than a place to live—it's a lifestyle. Whether you're enjoying a cozy evening by the fire, cooking with a view, or soaking in the mountain air from your deck or enjoying your hot tub in the forest, this home offers the perfect blend of comfort, style, and natural beauty.