



909B 9th Street  
Canmore, Alberta

MLS # A2177400



# \$2,895,000

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | South Canmore                                       |               |                  |
| <b>Type:</b>     | Residential/Duplex                                  |               |                  |
| <b>Style:</b>    | 3 Storey, Side by Side                              |               |                  |
| <b>Size:</b>     | 3,118 sq.ft.  | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front          |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Street Lighting, Views |               |                  |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air, Zoned | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cedar, Other, Stone         | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |

**Features:** Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the west side of a meticulously crafted new duplex by Sticks & Stones Custom Homes, ideally located in the heart of South Canmore. Steps from Main Street's vibrant scene—filled with charming cafes, top-tier restaurants, cozy pubs, and boutique shopping—this residence is the perfect fusion of alpine serenity and urban convenience. Upon entry, you'll find a home that balances modern sophistication with the warmth of alpine elegance. The great room showcases expansive, south-facing windows that frame spectacular mountain views, inviting you to enjoy both adventure and relaxation. A private lookout deck on the upper level offers an ideal spot for sunset views or quiet contemplation, while a mature tree outside the primary bedroom adds a touch of natural beauty and privacy. The kitchen, a chef's dream, is equipped with a premium Wolf/Sub-Zero package, including a double fridge, beverage fridges, and a 36" range—perfect for everything from intimate dinners to lively gatherings. Triple-pane windows provide energy efficiency and quiet comfort, while the ICF party wall ensures exceptional insulation and soundproofing for peaceful living. Crafted from the finest materials, including hand-selected stone to harmonize with the natural landscape, this home is a true retreat in the Canadian Rockies. Every specification and feature exceeds expectations, creating a luxurious mountain escape that epitomizes lifestyle and quality in South Canmore.