

# \$1,885,000 - 2(se), 617 4th Street, Canmore

MLS® #A2211158

**\$1,885,000**

3 Bedroom, 4.00 Bathroom, 1,932 sqft

Residential on 0.00 Acres

South Canmore, Canmore, Alberta

Meticulously crafted encompassing the mountain locale while creating a contemporary and inviting feeling. Sticks and Stones Custom Homes proudly presents another new construction townhome project in South Canmore. This three-bedroom townhome with over 1900 sqft of living faces south with spectacular views of Canmore's most iconic mountain vistas. The sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. Each bedroom has its own ensuite bathroom with two bedrooms on the upper level and the third on the grade entry level. The spacious primary bedroom has vaulted ceilings, spacious closets and a reading nook. A place to gather with family and friends and a place for you to explore the Canadian Rockies. \*Images from builders previous project at 833 6th Street

Built in 2025



## Essential Information

MLS® #	A2211158
Price	\$1,885,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,932
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	2(se), 617 4th Street
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2G7

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air, Radiant, Zoned
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Basement	None
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## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	108
Zoning	R4

## Listing Details

Listing Office	Sotheby's International Realty Canada
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