

\$1,699,900 - 204 Benchlands Terrace, Canmore

MLS® #A2266624

\$1,699,900

4 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.14 Acres

Benchlands, Canmore, Alberta

Epic mountain views and timeless character define this stunning 2400 sq ft home, hugged in mountain light with a perfect blend of forest and and south west peak views including 3 Sisters and Lawrence Grassi . The main level welcomes you with a generous foyer and leads into a great room flooded with natural light and a feeling of space with soaring ceilings. A floor-to-ceiling stone fireplace with custom millwork anchors the living area, setting the tone for cozy mountain evenings. The massive kitchen offers an eat-up bar, abundant cabinetry, and a dining area wrapped in windows – the perfect place to gather and take in the views. Upstairs, the primary suite has an ensuite and office nook open to the main level. The walkout level features three additional bedrooms, a large family room, and full bathroom plus access to a tranquil lower patio surrounded by forest. Outdoor living is exceptional with a wrap-around front verandah for sunrise coffee, a sunny back deck for BBQs, and a lower area ready for your own Nordic-style spa – space for a hot tub, cold plunge, and sauna. The yard feels like you’re alone in nature, yet you’re just a short stroll from downtown Canmore’s cafés, trails, and shops. This well-cared-for home is far from cookie-cutter – a true mountain escape that blends thoughtful design, privacy, and that one-of-a-kind feeling of light, calm, and connection to nature only found in the Rockies.



Built in 1992

Essential Information

MLS® #	A2266624
Price	\$1,699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	204 Benchlands Terrace
Subdivision	Benchlands
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1G1

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, High Ceilings, Jetted Tub, Natural Woodwork, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes

Basement Full

Exterior

Exterior Features Balcony, Private Yard
Lot Description Gentle Sloping, Landscaped, Private, Views
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding
Foundation Wood

Additional Information

Date Listed November 5th, 2025
Days on Market 4
Zoning R1

Listing Details

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.