

111 Spring Creek Lane  
Canmore, Alberta

MLS # A2163916



**\$4,650,000**

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Radiant, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** murphy bed, furnishings (see list)

This exceptional estate home, nestled in the prestigious Spring Creek Mountain Village, is one of the rare few custom-built single-family residences completed in 2023. Situated on an expansive 13,000+ sqft lot, this property provides ample space and privacy, blending contemporary elegance with natural mountain influences with over 3,700 sqft of living space. Designed to capture uninterrupted views of Canmore's most iconic peaks, from the Three Sisters to the Rundle Range, the home offers a seamless connection between outdoor and indoor living. Large windows flood the living spaces with natural light while framing stunning vistas of the surrounding trees and the creek below. The main level boasts a primary suite that greets the morning light and offers serene views of the lush, landscaped garden. A second room on this floor serves as an office or a fifth bedroom, offering flexible living spaces for any lifestyle. The heart of this home is its gourmet kitchen, featuring custom cabinetry, top-of-the-line AGA appliances, a hidden pantry, and a dedicated baking room—perfect for entertaining or indulging in culinary pursuits. Step outside to enjoy the sunshine and sweeping mountain views from the expansive upper deck, or relax on the covered lower patio for cozy evenings. The backyard firepit, surrounded by forested tranquility, is the ideal spot for gathering with family and friends. On the lower walkout level, you'll find three additional guest rooms, a spacious family room, and a custom-built library that creates a cozy retreat for reading and relaxation. Located on a quiet, private lane, this home is mere steps from the vibrant community of Spring Creek, with boutique shops, restaurants, and Canmore's main amenities all within walking and biking distance. Easily accessible to Banff and Calgary, this residence offers the

perfect blend of seclusion and convenience. The triple garage includes a single bay with a 10-foot door to accommodate all your mountain adventure gear and vehicles. Offered fully furnished, this estate is move-in ready, inviting you to start your mountain lifestyle immediately.