

# \$1,998,900 - 512 8th Avenue, Canmore

MLS® #A2225369

**\$1,998,900**

3 Bedroom, 4.00 Bathroom, 2,358 sqft

Residential on 0.06 Acres

South Canmore, Canmore, Alberta

Welcome to this luxurious, eco-friendly, 3-bedroom, 4-bathroom mountain haven, with a heated 2-car garage. Spectacular mountain views can be seen from every level. On the first floor, there are two bedrooms, two full baths, laundry, and an entry with plenty of storage space. The entire first floor, including the garage, has in-floor heating, ensuring warmth during all seasons. The second floor has a large, bright, and open-concept layout that seamlessly connects the kitchen, dining, and living areas. A magnificent three-sided glass bay fireplace serves as the heart of this space. From the living room, you can step out onto the inviting, epoxy stone-finished deck. The kitchen is a chef's dream, featuring a stunning, over-sized island with a waterfall granite countertop, abundant storage, and a custom pantry. Fisher and Paykel appliances grace this culinary masterpiece, including a 36" gas range, two full-sized refrigerators, and two dishwashers. A large, vaulted dining room with oversized windows offers panoramic mountain views. There is also a lovely vaulted flex space which could be an inspiring place to read or work at home. The third floor is dedicated to the spacious primary bedroom, complete with an ensuite bathroom and a walk-in closet. The attached bath boasts a free-standing, contemporary tub, an extra-large shower, a private water closet, and in-floor heat. The closet has custom cabinetry, another stacked washer and dryer unit, and additional space to tailor to your needs. The



interior finishings include upgraded cabinetry, flooring, plumbing, and lighting fixtures. There is tile and 7.5" engineered hardwood plank flooring throughout the living spaces, while the floors of the utility room, double-car garage, and its attached storage room are all coated in textured epoxy resin, offering lasting durability and beauty. The exterior of this exquisite, meticulously-designed property was meant to suit its mountain habitat both aesthetically and functionally. The mechanically welded, standing seam metal roof will be able to withstand the harshest weather conditions and heavy snow loads. The remainder of the exterior is finished with durable LP siding, triple-pane windows, and natural stone from the local quarry. Just outside the front door, a beautiful, private patio area adorned with spruce trees awaits you. This house is solar-ready and EV (electric vehicle) ready. The home and yard spaces are very low-maintenance, ensuring that you can spend your time fully enjoying your home and its surrounding mountain community. Your new home is conveniently located just steps away from the Bow River, a network of bike trails, and the vibrant restaurants and shops of downtown Canmore. This Home is virtually staged. Real Estate industry member has an interest in this property.

Built in 2024

**Essential Information**

MLS® #	A2225369
Price	\$1,998,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,358
Acres	0.06

Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	512 8th Avenue
Subdivision	South Canmore
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2E3

### Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Heated Garage, See Remarks
# of Garages	2
Waterfront	See Remarks

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-In Refrigerator, Dishwasher, Garburator, Gas Range, Gas Water Heater, Humidifier, Range Hood, See Remarks, Washer/Dryer Stacked
Heating	Boiler, High Efficiency, In Floor, Electric, ENERGY STAR Qualified Equipment, Forced Air, Hot Water, Natural Gas, See Remarks
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Stone, Three-Sided, Gas Starter, Sealed Combustion, Zero Clearance
Basement	None

### Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Low Maintenance Landscape, Many Trees, Street Lighting, Subdivided, Views



Roof	Metal
Construction	Stone, Wood Frame, Wood Siding
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	41
Zoning	R2

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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