

# \$2,398,000 - 108 River's Bend Way Way, Dead Man's Flats

MLS® #A2236674

**\$2,398,000**

5 Bedroom, 5.00 Bathroom, 2,974 sqft  
Residential on 0.14 Acres

NONE, Dead Man's Flats, Alberta

Step into mountain modern luxury at this custom-built home, designed by the renowned Russel & Russel Design Studios. With over 4,300 square feet of refined living space, this residence offers exceptional craftsmanship, thoughtful design, and impressive income potential from a fully self-contained one-bedroom Airbnb suite that generated over \$75,000 last year.

The upper floor is the heart of the home, where soaring ceilings, metal baseboards, and south-facing panoramic mountain views set the tone. A chef's kitchen anchors the space, complete with quartz countertops, gas range, walk-in pantry, and a large island perfect for entertaining. A sleek wireless-controlled gas fireplace adds modern flair and cozy ambiance. Enjoy two expansive decks—one oversized—providing options for full sun or shade, all with unobstructed mountain vistas.

The primary suite is a serene escape featuring stunning views, a huge tiled walk-in shower, and a freestanding soaker tub set beneath its own chandelier. The thoughtful layout allows for one-level living with the potential to add an elevator, making this a forever home option.

On the main level, you'll find three spacious bedrooms, including a second



primary with its own ensuiteâ€”ideal for guests or extended family. A second living room offers a great flex space for movie nights or a kidsâ€™™ retreat. A well-appointed laundry room with generous storage and beautiful built-in lockers completes the main floor.

The lower level hosts a versatile bonus room currently used as a gym but easily converted into a home office, theatre room, or sixth bedroom. The one-bedroom legal suite on this level has its own private entrance and interior access through a lockable door, allowing seamless integration with the rest of the home if desired. Whether used for short-term rental, long-term tenancy, or multi-generational living, this suite is beautifully finished and professionally managedâ€”offering effortless income with the option to continue hands-off management.

Additional features include heated floors in both the basement and the high-end finished garage, privacy from both decks, and the peaceful setting of backing onto Pigeon Creek. Located in Deadmanâ€™™s Flats, this property is exempt from the foreign buyer ban, making it an ideal option for non-residents seeking a foothold in the Canadian Rockies near Canmore and Banff.

Built in 2018

### **Essential Information**

MLS® #	A2236674
Price	\$2,398,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,974
Acres	0.14

Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	108 River's Bend Way Way
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W0K5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Stove, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            July 4th, 2025

Days on Market      1

Zoning                R1B

### **Listing Details**

Listing Office        RE/MAX Alpine Realty

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