

# \$2,299,000 - 104 River's Bend Way, Dead Man's Flats

MLS® #A2249138

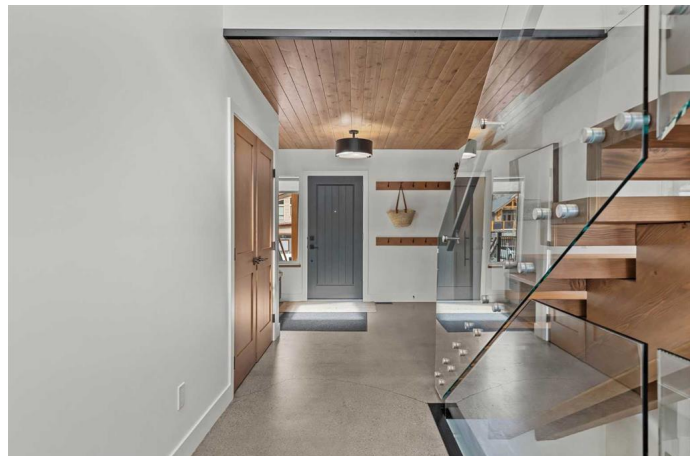
**\$2,299,000**

4 Bedroom, 4.00 Bathroom, 2,562 sqft

Residential on 0.16 Acres

NONE, Dead Man's Flats, Alberta

Discover the perfect blend of mountain living and income potential. This thoughtfully designed single-family home comes with a legal suite licensed for short term rentals, giving you unmatched flexibility, whether you're looking for revenue generation, guest accommodations, or extra space for a growing family. From the moment you enter, the open-tread hardwood staircase with glass railing sets the tone for modern mountain elegance. On this level, a spacious family room opens directly to a covered deck and private backyard retreat. The primary suite offers true relaxation with a large walk-in shower, soaker tub, double vanities, and a generous walk-in closet, while two additional bedrooms provide space for family or guests. Upstairs, natural light pours into the home through a wall of windows framing breathtaking mountain views. A striking shed-roof design and wood-burning fireplace create a warm, contemporary alpine feel. The gourmet kitchen features a 12-foot island, KitchenAid appliances, and seamless flow into the dining and living areas—perfect for entertaining. Step outside onto one of the three decks to enjoy sunrises, sunsets, and year-round mountain scenery. A dedicated office (or optional 5th bedroom) and 2-piece bath complete this level. The lower level offers room to grow, currently set up as a home gym and additional family space but easily adaptable to your needs. The self-contained 1-bedroom legal suite has its own entrance,



kitchen, laundry, and living area ready for short-term rental income or long-term tenants. Located in the sought-after community of Dead Man's Flats, this property is exempt from the foreign buyer ban and just minutes from both Canmore and Banff National Park. Whether you're seeking a full-time residence, a mountain getaway, or a revenue-generating investment, this home offers it all.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249138    |
| Price          | \$2,299,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,562       |
| Acres          | 0.16        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 104 River's Bend Way   |
| Subdivision | NONE                   |
| City        | Dead Man's Flats       |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 0K5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features Fire Pit, Garden

Lot Description Few Trees, See Remarks, Views

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

## Additional Information

Date Listed August 15th, 2025

Days on Market 58

Zoning R1B

## Listing Details

Listing Office RE/MAX Alpine Realty

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