

**34 Lac Des Arcs Drive  
Lac Des Arcs, Alberta**

**MLS # A2271367**

**\$1,699,900**



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Sauna in the Basement		

This half-acre walkout estate sits in the quiet hamlet of Lac des Arcs, framed by uninterrupted views of the Canadian Rockies. With over 3,400 sq ft of developed living space, it's a warm, inviting mountain retreat built for comfort and connection to the outdoors. The bright open main floor features maple hardwood, vaulted ceilings, a welcoming living room with a custom river-rock fireplace, and a chef-inspired kitchen with cherry wood cabinetry and a massive 9-ft island. The attached solarium dining room offers incredible light and mountain views through its floor-to-ceiling windows. A spacious main-floor primary suite adds everyday convenience with its own 4-piece ensuite, generous windows, and nearby laundry. Upstairs, a second large primary suite includes a walk-in closet, full ensuite, and access to a broad balcony shared with the loft. The fully developed walkout level is ideal for guests, teens, or multigenerational living, complete with a second kitchen, huge recreation room, two additional bedrooms, a full bath, and plenty of storage. Enjoy the scenery from nearly every room or step onto the wrap-around deck with multiple access points. All of this sits steps from trails, climbing, the Bow River, and Grotto Canyon, with Canmore only 10–15 minutes away. A rare blend of space, privacy, and true mountain living.