

## 235 Benchlands Terrace Canmore, Alberta

MLS # A2280824



# \$2,150,000

<b>Division:</b>	Benchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,226 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Granite Counters, Jetted Tub, Natural Woodwork, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** All furniture and rugs included; Excluding all art, sculpture, artifacts; Excluding exercise bike/stereo/albums in lower family room and Excluding two bedside tables in bedrooms 2/3. The housewares, kitchenware, linens, and small goods could also be included if desired.

First time to market, this lovingly designed and immaculately maintained home is tucked into the prestigious upper Benchlands Terrace. Situated on a large lot with panoramic views to the south and no neighbours behind, you'll appreciate both the all-day sunshine and the privacy. Boasting a tasteful renovation in 2012, this home is move-in ready. Vaulted ceilings show off the views in every direction, with warm natural wood accents framing the mountains. The primary suite with fireplace and library offers access to a sunny deck. Two bedrooms on the main floor each have a unique additional self-contained lofted area, perfect for families, grandkids, and sleepovers. This treasured home is presented as a fully furnished offering, allowing a new owner to move in and start enjoying their new mountain lifestyle immediately. Double garage with additional crawlspace for maximum storage area. Locals love this neighbourhood, come discover why!