

909B 9th Street  
Canmore, Alberta

MLS # A2177400



**\$2,895,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	3,118 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Street Lighting, Views		

**Heating:** In Floor, Forced Air, Zoned

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Cedar, Other, Stone

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the west side of a meticulously crafted new duplex by Sticks & Stones Custom Homes, ideally located in the heart of South Canmore. Steps from Main Street's vibrant scene—filled with charming cafes, top-tier restaurants, cozy pubs, and boutique shopping—this residence is the perfect fusion of alpine serenity and urban convenience. Upon entry, you'll find a home that balances modern sophistication with the warmth of alpine elegance. The great room showcases expansive, south-facing windows that frame spectacular mountain views, inviting you to enjoy both adventure and relaxation. A private lookout deck on the upper level offers an ideal spot for sunset views or quiet contemplation, while a mature tree outside the primary bedroom adds a touch of natural beauty and privacy. The kitchen, a chef's dream, is equipped with a premium Wolf/Sub-Zero package, including a double fridge, beverage fridges, and a 36" range—perfect for everything from intimate dinners to lively gatherings. Triple-pane windows provide energy efficiency and quiet comfort, while the ICF party wall ensures exceptional insulation and soundproofing for peaceful living. Crafted from the finest materials, including hand-selected stone to harmonize with the natural landscape, this home is a true retreat in the Canadian Rockies. Every specification and feature exceeds expectations, creating a luxurious mountain escape that epitomizes lifestyle and quality in South Canmore.