



MLS # A2267147



Division:	Southridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	4,231 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door C		
Lot Size:	0.64 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Boiler, Combination, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows

Inclusions: dining room table & chairs, primary bedroom suite, hot tub, all gym equipment, pool table & media screen , 3 garage tv's, cabinet in storage room, outdoor patio table, sounds system throughout house, pool accessories, red fridge & bar stools & table in garage, extra fridge in wine room, Sounds system equipment

Spectacular Custom Estate with Panoramic Coulee Views Prepare to be impressed by this custom-built masterpiece offering breathtaking coulee views and luxurious living on an expansive 0.64-acre lot. Designed with exceptional craftsmanship and attention to detail, this home combines elegance, comfort, and resort-style amenities. The 2747 square feet main floor showcases soaring ceilings, expansive windows, and a seamless flow between the great room, dining area, and chef-inspired kitchen with walk-through pantry. The primary bedroom features dual walk-in closets and a spa-like five-piece ensuite. Custom cabinetry, built-ins, and millwork throughout highlight the home's superior construction quality. The 25' x 49' heated garage is an entertainer's dream—complete with built-in BBQ, sink, extensive cabinetry, and three TVs—perfect for hosting or showcasing your vehicles. Enjoy the enclosed sunroom, a large main-floor laundry room, with stunning coulee views from every angle. The upper floor (1484 square feet) is mostly open view to the exceptional main floor. The upper level features two good-sized bedrooms, 4 piece bathroom, and a cozy study/library corner and bonus area with fireplace. Spectacular views too!! Moving downstairs to the walk out basement the whole family will be impressed with this space. Enjoy a game of pool,(table included) huge wet bar, media area, designated gym space (equipment included), two more bedrooms, two full bathrooms, full laundry room, wine & regular storage rooms, plus access to the enclosed hot tub room and private pool area. Dual staircases on each end of the house allow for easy access between levels. The extra laundry room works great for the wet towels!! Enjoy year-round luxury—whether swimming in your private pool, relaxing in the hot tub, hosting movie nights, or

simply taking in the ever-changing views of nature. This exceptional property offers a rare combination of privacy, elegance, and lifestyle in one of the city's most desirable settings.. If you love Whitefish or Canmore you will love this property!! If you thought you would only consider a Bungalow, you may want to consider a look here!!