

# \$1,349,000 - 116 Riva Court, Canmore

MLS® #A2192278

**\$1,349,000**

3 Bedroom, 4.00 Bathroom, 1,591 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

Welcome to your Mountain Oasis, a stunning townhome with 3 bedrooms and 3 ½ bathrooms, with over 2,600 sq.ft of living space, a double car garage, and backing onto an Environmental Reserve offering expansive views of the Fairholme Mountain Range. This home feels like a detached property, with all the comforts and none of the exterior maintenance.

On the main level, you'll enjoy peace and tranquility in the spacious living, kitchen, and dining areas. The open-concept floor plan features a functional kitchen with a large island, gas oven, and quartz countertops. The kitchen seamlessly flows to a serene balcony, creating the perfect space for outdoor dining and relaxation, while overlooking the forest and the breathtaking mountain views.

The upper level offers two en-suited bedrooms, including a master suite with sweeping mountain views. The master also boasts a generous walk-in closet and a spa-like 5-piece bathroom. For added convenience, there's an upper-level laundry area. Views of the Iconic Three Sisters Mountains are seen through the 2nd Bedroom windows.

The lower level is a cozy retreat with a walkout to a patio that showcases the natural beauty of the reserve. This level includes a bedroom, recreation room, a full bathroom, and a large storage room. In-floor heating ensures comfort throughout the lower level, making it a perfect year-round space.



This home offers the perfect blend of modern convenience and mountain serenity, with all the amenities you need for relaxed, elevated living.

Built in 2013

### **Essential Information**

MLS® #	A2192278
Price	\$1,349,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,591
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Riva Court
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3L4

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage
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Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Gas Oven
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Balcony, Barbecue, Private Entrance
Lot Description	Backs on to Park/Green Space, Many Trees, Native Plants, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 7th, 2025
Days on Market	81
Zoning	DC-05(Z)05

## Listing Details

Listing Office	RE/MAX Alpine Realty
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