

171, 10 Walker
Canmore, Alberta

MLS # A2008059



\$6,500,000

Division:	Homesteads		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,951 sq.ft.	Age:	2000 (23 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Views		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Water: -

Floors: Hardwood, Slate

Sewer: -

Roof: Concrete

Condo Fee: \$ 892

Basement: Finished, Walk-Out

LLD: -

Exterior: Post & Beam

Zoning: 12

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Bidet, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Steam Room, Vaulted Ceiling(s)

Inclusions: All Furniture and Housewares and electronics

Estate Timber-frame Home w/ 2 additional Lots An incredible mountain sanctuary located in Canmore's exclusive Falcon Lane. This exceptional 5 bedroom 6 bathroom home sits on nearly 25,000ft of land which includes 3 separate titles. This custom build home offers over 8,000 SF of living space and features timeless mountain architecture. The entire exterior is custom stone and has the feel of a French Chateau while the main floor great room is built with gorgeous reclaimed timber-frame showcasing soaring ceilings and an impressive rock-faced 30ft(?) wood burning fireplace. Rarely does a Canmore estate property like this come to the market, the volume is spectacular and all of the living spaces are breathtaking. The Main floor includes the great room, a spacious lounge with fireplace, large private office and the primary bedroom with tremendous 6 pc ensuite. The upper level boasts a cozy loft area with a lovely sitting room that showcases the wonderful timber beam work and 2 additional bedrooms each complimented by full en-suite bathrooms. The walk-out lower level hosts a giant family room, two additional spectacular suited bedrooms, a wine room and a private patio area. Perched on the bench below Mount Lawrence Grassi this location is spectacular with complete privacy and no homes behind or to the SW of the home and offering views of the South facing mountains, West down the Bow Valley and North and East over the Bow River.