# \$1,239,940 - 148, 200 Prospect Heights, Canmore

MLS® #A2180999

## \$1,239,940

2 Bedroom, 3.00 Bathroom, 1,421 sqft Residential on 0.05 Acres

NONE, Canmore, Alberta

Premium two bedroom Executive Townhome â€" A Refined Canmore Retreat! Welcome to your perfect two bedroom weekend retreat, or permanent residence, in the heart of Canmore's exclusive Prospect Heights. This sunny, impeccably maintained, executive townhome offers nearly 2,250 square feet of thoughtfully curated living space, showcasing sweeping mountain views from every window. Tucked away in a quiet, upscale enclave, the location offers both seclusion and accessibilityâ€"just steps from the Bow River, Quarry Lake, the Nordic Centre, and endless scenic trails. Downtown Canmore is only a short walk away, making it easy to enjoy local dining, shops, and culture while returning to peace and serenity at day's end. Inside, the expansive living room invites you to unwind by the grand fireplace, framed by soaring windows and opening onto a spacious deck where the mountains feel close enough to touch. The stylish kitchen and adjoining dining area flow seamlessly onto a second deckâ€"ideal for sipping wine or entertaining under the stars. Upstairs, the serene primary suite offers a romantic sanctuary with vaulted ceilings, a cozy gas fireplace, and a spa-like ensuite featuring a Jacuzzi-brand jetted tub, custom honed stone shower, and heated stone floorsâ€"every detail designed for relaxation and comfort. The lower level is perfect for hosting guests, with a welcoming bedroom, full bath, and radiant in-slab heating for year-round coziness. A heated, oversized







double garage completes the packageâ€"ideal for storing all your mountain adventure gear. Whether you're seeking a refined weekend escape or a peaceful full-time residence, this home is an exceptional blend of luxury, location, and lifestyle in one of Canmore's most desirable communities.

#### Built in 2000

#### **Essential Information**

MLS® # A2180999

Price \$1,239,940

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,421

Acres 0.05

Year Built 2000

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

# **Community Information**

Address 148, 200 Prospect Heights

Subdivision NONE

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 3A3

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 2

#### Interior

Interior Features Natural Woodwork, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub,

Track Lighting, Vaulted Ceiling(s), Wired for Sound

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range

Heating Forced Air, In Floor

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Lighting

Lot Description Landscaped, Irregular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed November 26th, 2024

Days on Market 345

Zoning R3

## **Listing Details**

Listing Office PG Direct Realty Ltd.

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