

171, 10 Walker
Canmore, Alberta

MLS # A2125119



\$4,500,000

Division:	Homesteads		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,951 sq.ft.	Age:	2000 (24 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:	\$ 511
Basement:	Finished, Full, Walk-Out To Grade	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:	None		

Exclusive Timber-frame Residence in Canmore's Coveted Falcon Lane. This extraordinary 5-bedroom, 6-bathroom home occupies a sprawling 15,263 square foot lot. Crafted beyond compare, this custom-built sanctuary offers over 8,000 square feet of luxurious living space, featuring timeless mountain-inspired architecture. Its exterior, fashioned entirely in stone, evokes the elegance of a French Chateau, while the grandeur of the main floor great room is accentuated by stunning reclaimed timber-frame construction, boasting soaring ceilings and a magnificent 30-foot stone wood-burning fireplace. Rarely does a property of this caliber grace the Canmore market; its sheer volume and exquisite design render every living space breathtaking. The main floor encompasses a great room, generous lounge area with fireplace, expansive private office, and a sumptuous primary bedroom complete with a lavish 6-piece ensuite. Ascend to the upper level to discover a charming loft space with a delightful sitting area, offering a showcase of impeccable timber craftsmanship, along with two well-appointed bedrooms, each with its own ensuite. Nestled beneath the majestic Lawrence Grassi, this location is unparalleled, offering absolute seclusion and enchanting views of the Bow River.