

# \$1,089,000 - 104, 102 Stewart Creek Rise, Canmore

MLS® #A2185100

**\$1,089,000**

2 Bedroom, 3.00 Bathroom, 1,280 sqft  
Residential on 0.04 Acres

Three Sisters, Canmore, Alberta

Nestled in the serene and sought-after community of Stewart Creek, #104 102 Stewart Creek Rise â€” "The Ledges" offers a perfect blend of comfort, functionality, and mountain living. This well-appointed corner unit townhouse features just over 1500 SQFT of developed space, spread over two bedrooms, a den, and two and a half bathrooms, making it ideal for full-time living or a weekend retreat. The lower level boasts a spacious double-car garage, perfect for storing gear or working on projects, along with an additional parking stall right beside it. Inside, youâ€™ll find heated floors, extra storage space, and a versatile den/flex room that can be used as an office, gym, or guest space.

The main floor showcases an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The kitchen is well-equipped with ample storage, quartz countertops, and a brand-new microwave/hood fan. Off the dining area, step onto your covered balcony, which provides direct access to the green space and walking trails behind the property, perfect for enjoying nature right from your doorstep.

On the top floor, both the primary and secondary bedrooms feature private en-suite bathrooms and walk-in closets for ultimate convenience and privacy. The primary suite offers a private balcony at the back, while a second balcony is located at the front of the



townhouse, allowing you to take in breathtaking views from multiple vantage points. To keep you comfortable year-round, the home is equipped with central air conditioning, ensuring a cool retreat during the warm summer months.

Conveniently located close to Canmore's new Gateway at Three Sisters commercial and mixed-use hub, this home also offers easy access to local shops, dining, schools, playgrounds, and an extensive network of walking and biking trails within minutes. Plus, with Calgary just an hour away, this property is an excellent choice for those seeking a balance between mountain tranquility and city convenience. Don't miss this opportunity to own a beautiful home in one of Canmore's most desirable neighborhoods!

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Built in 2015

### **Essential Information**

MLS® #	A2185100
Price	\$1,089,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse

Style                      Townhouse  
Status                     Active

### **Community Information**

Address                  104, 102 Stewart Creek Rise  
Subdivision             Three Sisters  
City                        Canmore  
County                    Bighorn No. 8, M.D. of  
Province                 Alberta  
Postal Code             T1W 0E3

### **Amenities**

Amenities                None, Visitor Parking  
Parking Spaces        3  
Parking                  Double Garage Attached, Stall  
# of Garages            2

### **Interior**

Interior Features      No Smoking Home  
Appliances             Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan,  
Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Oven  
Heating                 Forced Air, Natural Gas  
Cooling                 Central Air  
Basement                None

### **Exterior**

Exterior Features     Balcony, Private Entrance, BBQ gas line  
Lot Description        Treed, Views, Backs on to Park/Green Space, Corner Lot  
Roof                      Asphalt Shingle  
Construction          Composite Siding, Wood Frame, Stone  
Foundation            Poured Concrete

### **Additional Information**

Date Listed             February 26th, 2025  
Days on Market        38  
Zoning                    R3-SC1

### **Listing Details**

Listing Office          Grassroots Realty Group

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