

163 Cairns Landing  
Canmore, Alberta

MLS # A2217947



**\$4,850,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	3,037 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Aggregate, Triple Garage Attached		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Set on a private 17,642 sq ft lot in Canmore's most prestigious gated community, this extraordinary 4,000+ sq ft timber-framed residence is a rare opportunity to experience refined craftsmanship and mountain living at its finest. As you enter, you are welcomed by soaring fir-paneled ceilings and the timeless elegance of Italian plaster, setting a warm and sophisticated tone that defines the entire home. The open-concept layout seamlessly connects the main living spaces, ideal for both intimate family moments and grand entertaining. Anchored by a striking Rundle stone wood-burning fireplace, the expansive living area radiates warmth and character. At the heart of the home, a gourmet kitchen awaits, outfitted with custom cabinetry and top-tier Sub-Zero and Viking appliances—blending everyday functionality with elevated style. The luxurious primary suite provides a serene escape, complete with a spa-inspired ensuite featuring Marine granite, travertine floors, a jetted tub, and peaceful treetop views. Additional highlights include two spacious guest bedrooms, home theatre, a versatile recreation room, a dedicated home office, and a custom bar designed for effortless entertaining. Step outside into a professionally landscaped outdoor living space, where natural stonework, a built-in BBQ, a cozy fire pit, and a secluded hot tub create the perfect setting for year-round mountain enjoyment. More than a home, this is an exceptional lifestyle opportunity in Cairns on The Bow—where nature, privacy, and design excellence converge in perfect harmony. <https://163cairns.info/>