

# \$2,249,000 - 147 Benchlands Terrace S, Canmore

MLS® #A2264242

**\$2,249,000**

4 Bedroom, 3.00 Bathroom, 2,780 sqft

Residential on 0.16 Acres

Benchlands, Canmore, Alberta

Well maintained family home on the quiet side of the road. This home features 4 bedroom, 3 bathrooms. Outstanding views of the Three Sisters mountains and Rundle range. Extra large south facing front deck. In-slab flooring heating on the 1st level, Oversized garage to provide storage for all your outdoor gear plus room for 2 cars. A three minute drive to downtown Canmore or a 15 minute walk along the pathways. This house backs onto the protected wildlife corridor. Nothing will be built in front or behind this lot. Storage space under the stairs from a bedroom on the main level. There are trails between the houses on the north side. This home need to be viewed to appreciate all it offers

Built in 1995

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264242          |
| Price          | \$2,249,000       |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,780             |
| Acres          | 0.16              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 147 Benchlands Terrace S |
| Subdivision | Benchlands               |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 1G2                  |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Utilities      | Garbage Collection, Natural Gas Connected, Water Connected |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached                                     |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows        |
| Appliances        | Built-In Gas Range, Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                     |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas, Living Room                                                                    |
| Basement          | None                                                                                |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                       |
| Lot Description   | Backs on to Park/Green Space, Many Trees, Environmental Reserve |
| Roof              | Wood                                                            |
| Construction      | Wood Frame, Wood Siding                                         |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 17                 |
| Zoning         | 0050               |

**Listing Details**

Listing Office                   CENTURY 21 NORDIC REALTY

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