

# \$4,490,000 - 902 16th Street, Canmore

MLS® #A2202744

**\$4,490,000**

4 Bedroom, 5.00 Bathroom, 3,420 sqft

Residential on 0.15 Acres

Lions Park, Canmore, Alberta

Stunning Custom Home in Prime Lionâ€™s Park Location â€“ A True Mountain Retreat. Nestled in the highly sought-after Lionâ€™s Park area, just minutes from downtown Canmore, this exceptional custom-built home combines timeless craftsmanship with modern, energy-efficient design. Created by one of Canmoreâ€™s most respected builders, the property features a Passive House-inspired design, offering a super-insulated, airtight building envelope with 14-inch thick walls, ultra-efficient windows, and Net Zero Ready capabilities. As you step through the grand entrance, youâ€™re greeted by a soaring vaulted ceiling and a spacious living room highlighted by stunning timber frame accents and a striking wood-burning fireplaceâ€“perfect for cozy mountain evenings. The chef-inspired kitchen is a dream, boasting a massive island, custom cabinetry, a gourmet induction cooktop, high-end oversized fridge and freezer, and a convenient butlerâ€™s pantry. The living area seamlessly flows to a private, covered outdoor entertaining patio complete with a wood-burning fireplace, providing a tranquil space to unwind or entertain. Adjacent to the patio, enjoy easy access to your own private sauna. This home offers four generously sized bedrooms, each with an ensuite bathroom and ample closet space, ensuring privacy and comfort for all. Additional highlights include a powder room, home gym (which can easily be transformed into an office), and a cozy family



room. Practicality meets luxury with a double-car attached garage, expansive storage space for all your mountain gear, and two convenient laundry rooms (one on each floor). Steps away from hiking and biking trails, Canmore Golf Course, and the many attractions that make Canmore a world-class destination, this property offers the perfect balance of serene mountain living and easy access to the vibrant town life.

Built in 2023

**Essential Information**

MLS® #	A2202744
Price	\$4,490,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,420
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	902 16th Street
Subdivision	Lions Park
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1X5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street

# of Garages 2

## Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Master Downstairs, Sauna

Appliances Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator, Freezer, Gas Cooktop

Heating In Floor

Cooling Other

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Basement None

## Exterior

Exterior Features Other, Private Yard

Lot Description Low Maintenance Landscape, Many Trees, Views

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 15th, 2025

Days on Market 55

Zoning R1

## Listing Details

Listing Office CENTURY 21 NORDIC REALTY

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