

132 Settler Way
Canmore, Alberta

MLS # A2315765



\$1,639,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cougar Creek | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 1,369 sq.ft. | Age: | 1990 (36 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Garage Faces Front, Gravel Driveway, Off Street, Oversized, RV A | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Low Maintenance Landscape, Native Plants, No Neigh | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas, Wood | Water: | - |
| Floors: | Cork, See Remarks, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Wood Counters | | |
| Inclusions: | N/A | | |

Perched on the sun-drenched side of Canmore, where mountain peaks frame every horizon and adventure begins at your doorstep, this extraordinary single-family home invites you to experience the Canadian Rockies from a whole new perspective. Imagine waking each morning to panoramic mountain views stretching in every direction. Elevated above neighboring properties, this home captures breathtaking, unobstructed vistas from virtually every room. Whether you're sipping your morning coffee on the front deck or unwinding with a glass of wine on the back deck, the sweeping 360-degree scenery will stop you in your tracks and remind you that Canmore truly has Canada's most spectacular mountain views. Spanning more than 2,000 square feet across five thoughtfully designed split levels, the home offers 3 bedrooms, 2 full bathrooms, and a charming loft/den that inspires creativity, relaxation, or an ideal remote workspace, with a view! A soaring tall roofline runs the entire length of the main living space creating an experience that feels both expansive and intimate; although, the soft crackling from the efficient woodstove definitely gets an assist on that one. The spacious main-floor primary is a peaceful sanctuary, complete with efficient built-in closet organizers that maximize storage while maintaining a clean, uncluttered feel. The recently renovated primary ensuite rivals what you would expect in a brand-new luxury home, offering modern finishes, thoughtful design, and a spa-like atmosphere that makes everyday routines feel indulgent. Be sure to notice all the ways natural light enters the space. As the sun sets behind the peaks and the stars begin to emerge, you'll discover that the home's beauty extends far beyond its views. Designed with sustainability, wellness, and craftsmanship at its core, the interior showcases solid bamboo

and cork flooring, hand-finished maple countertops sealed with natural beeswax, triple-glazed awning windows, and an airtight, hypoallergenic HRV ventilation system with HEPA filtration. Solar panels quietly harvest the abundant mountain sunshine, enhancing the home's energy efficiency while supporting a mindful lifestyle. Every inch of this home has been carefully considered. Clever built-in storage solutions maximize every nook and cranny, creating a sense of effortless organization throughout. Look closely—you may even find that the loft has its own loft, a whimsical feature that perfectly reflects the home's imaginative design. A spacious one-and-a-half-car heated garage and generous additional driveway parking offer plenty of room for vehicles, gear, and all the essentials that come with mountain living. This is more than a home—it's a front-row seat to the beauty of the Canadian Rockies. Here, every sunrise paints the mountains in new colours, every season brings fresh adventure, and every room reminds you that you've found something truly special. Welcome home to 132 Settler Way!