



701 MALLARD ALLEY

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HAWKER-BETTS
REAL ESTATE TEAM

ROYAL LEPAGE
SOLUTIONS

UNPARALLELED & SERENE LOCATION



Welcome to Mallard Alley, come & view Canmore's "Creek house" a property that is known in the local Real Estate community as the most unique property in the Bow Valley. Webster's defines UNIQUE as one of a kind, special, a class by itself; the Creek house is all of that & more!

The Creek house starts with its unique location, the property is encircled by Policeman's Creek making it feel like you are living on your own private island yet only a 2 block walk from Canmore's Town Centre with its shops, restaurants, pubs & major services. What is amazing is how quiet & serene you will find this property to actually be, being on an alley versus a busy street & surrounded by water all contribute to the creation of this piece of paradise. The location allows you to immerse yourself in the tranquil ambiance where you can simply enjoy the gentle flow of the creek or drop your paddle board, raft or kayak into the water for a gentle family float. Put on your hip waders for early season fly fishing in this quiet place before heading out to the Bow River for more serious fishing or use the creek to teach your little ones to enjoy the sport with you. When the day is over an evening fire with s'mores & laughter along Policeman's banks, all the while enjoying unobstructed 360° views of the mountains surrounding Canmore. Summer or Winter, day or night Policeman's creek is THE wildlife corridor through Canmore's town centre, from the Creek house you will see Elk, Deer, Fox, Coyote, Bears & waterfowl (there is a reason it is called Mallard Alley), upwards of 150 ducks a day in the winter call the Creek house their daily feeding station.

Although there is over 5900 sq-ft the 2nd uniqueness of the Creek house is that it was designed & built for future housing options as a possible 2 family duplex. The front side is a 2 bedroom, 2-1/2 bath 2000 sq-ft home while the back is a 3 bedroom 3-1/2 bath 3900 sq-ft (incl. the basement) home. The basement is partially developed including a rough-in 3 piece bath. All of the 5 bedrooms are individual suites all with their own private 4 or 5 piece baths.

Interior finishing & craftsmanship of the Creek house offer its 3rd level of uniqueness. Hand painted murals the largest of which is 26' tall by 20' wide, depicting scenes of indigenous life, early settlers & mountain wildlife are all outstanding pieces of art. Full sized reproduction of an indigenous chieftain in full headdress, mounted above the fireplace is world class & receives endless compliments; guests regularly have their selfies taken there. Throughout the Creek house there is extensive hand crafted log work, on the ceilings, above the fireplaces, around the doors & windows & interior sculptures & accents, all of the wood has been collected from the forests surrounding Canmore. Finally locally hand crafted iron work & river rock fireplaces compliment the unique craftsmanship.

As one of Canada's premiere visitor locations Canmore home buyers are often looking to offset ownership costs; few homes have the Creek house' unique zoning & bylaw allowances specific to rental use that can provide that support. As the Owner of this property you have access to multiple revenue generation opportunities whether you are or are not living in the home. The Creek house zoning allows for part time or fulltime short term rental or long term rental, these rental options apply to the front side, the back side or both all of which is legal & protected by the properties Direct Control bylaw. The Creek house has been used for some form of revenue generation over the last 25 years well established in the community with an established client list. Historical revenue & forecasted numbers can be provided to interested parties.

Please note the current OWNER is currently investigating sub dividing the duplex into 2 separate housing units with separate titles. If you have any interest in acquiring just 1 of the units, front or back or the entire property please reach out to you realtor & book a tour today!

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4,810 SQ FT



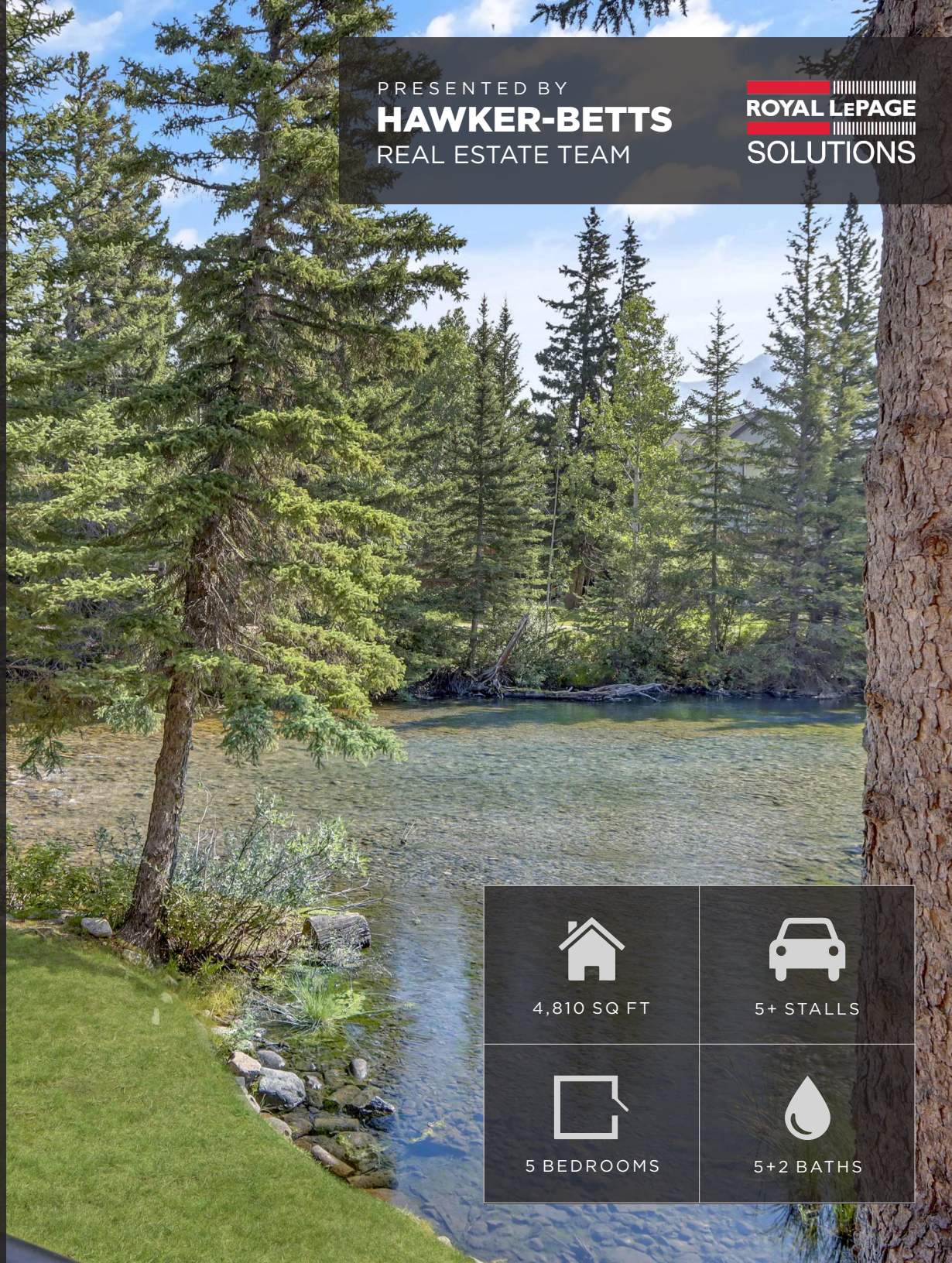
5+ STALLS



5 BEDROOMS



5+2 BATHS





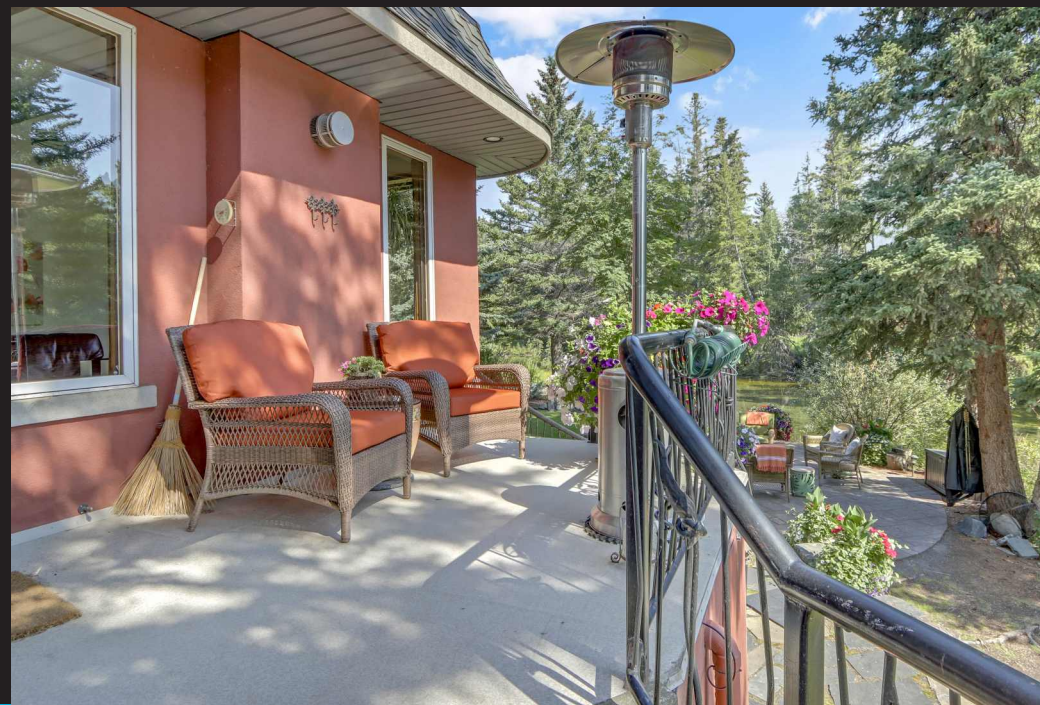
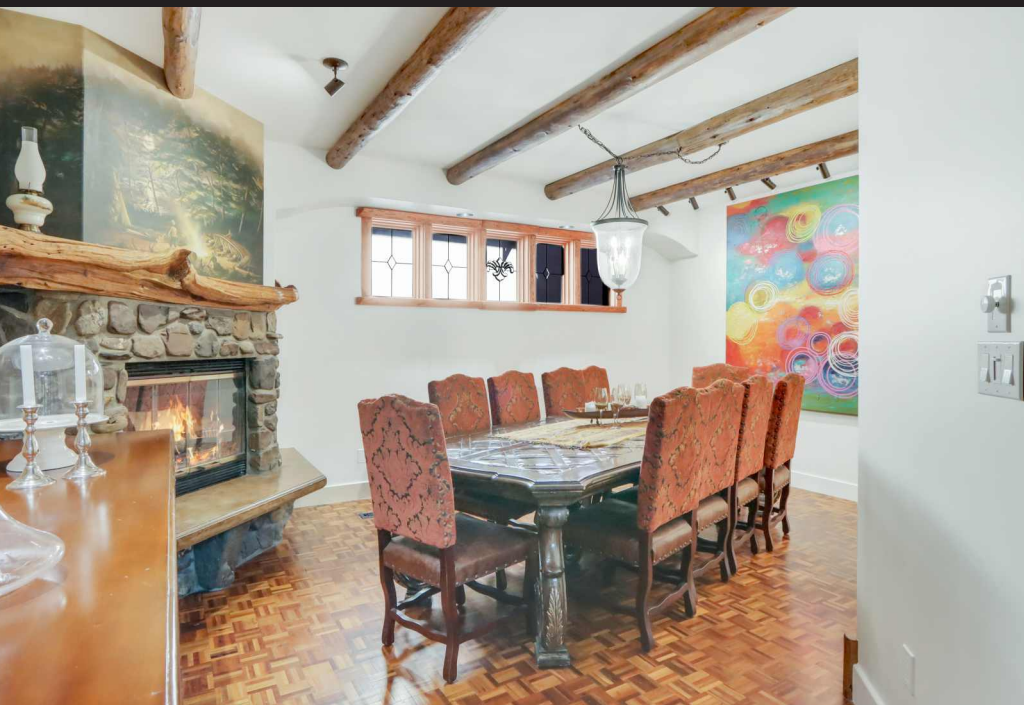
MAIN HOUSE LIVING ROOM

The main house features custom craftsmanship throughout including extensive log work, wall murals, elegant iron railings, captivating river rock fireplace and more



OPEN KITCHEN

The kitchen is a chefs dream with upgraded appliances and opens to both the dining room creek view eating nook and the living room.



MULTIPLE DINING OPTIONS

From a large dining room for family gatherings to the Creekside eating nook or al fresco dining on the deck, this home has it all.



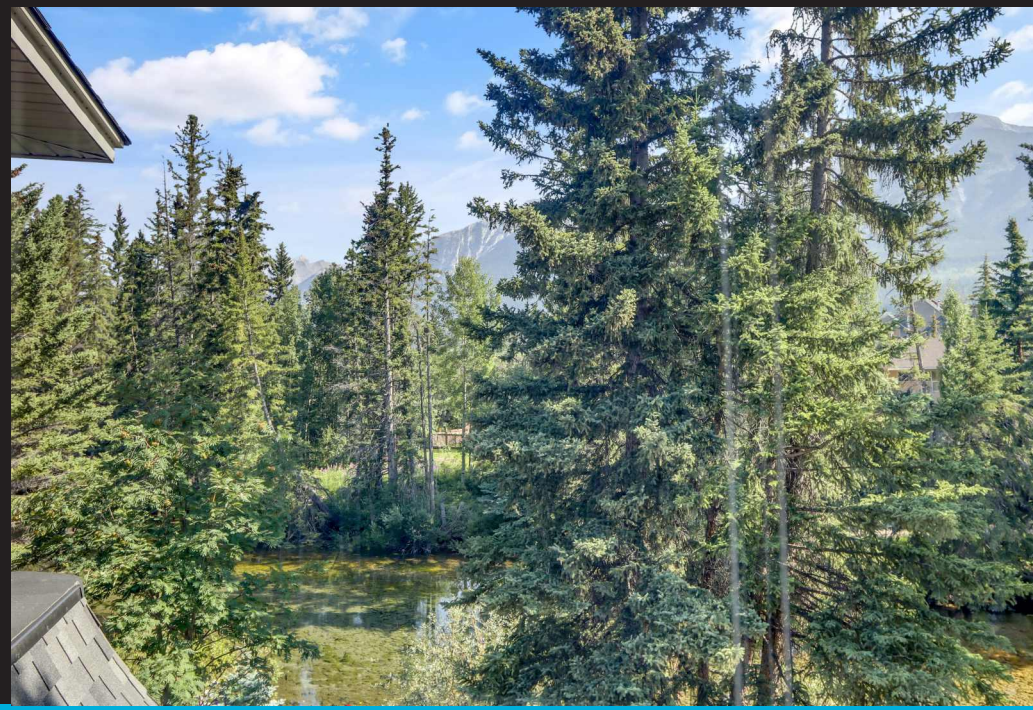
MAIN FLOOR PRIMARY BEDROOM

For main floor living you can use this primary bedroom options with 5 piece ensuite bath.



UPPER PRIMARY BEDROOM

Upstairs, with creek views throughout, features another primary bedroom with 5 piece ensuite including a separate soaking tub with wall fountain.

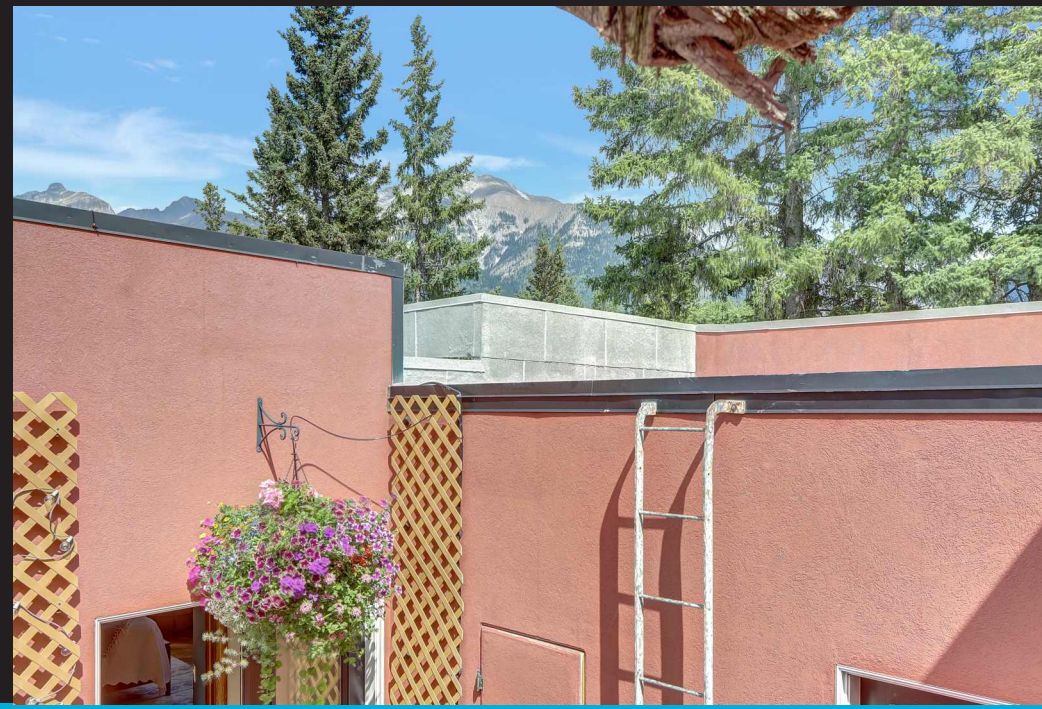
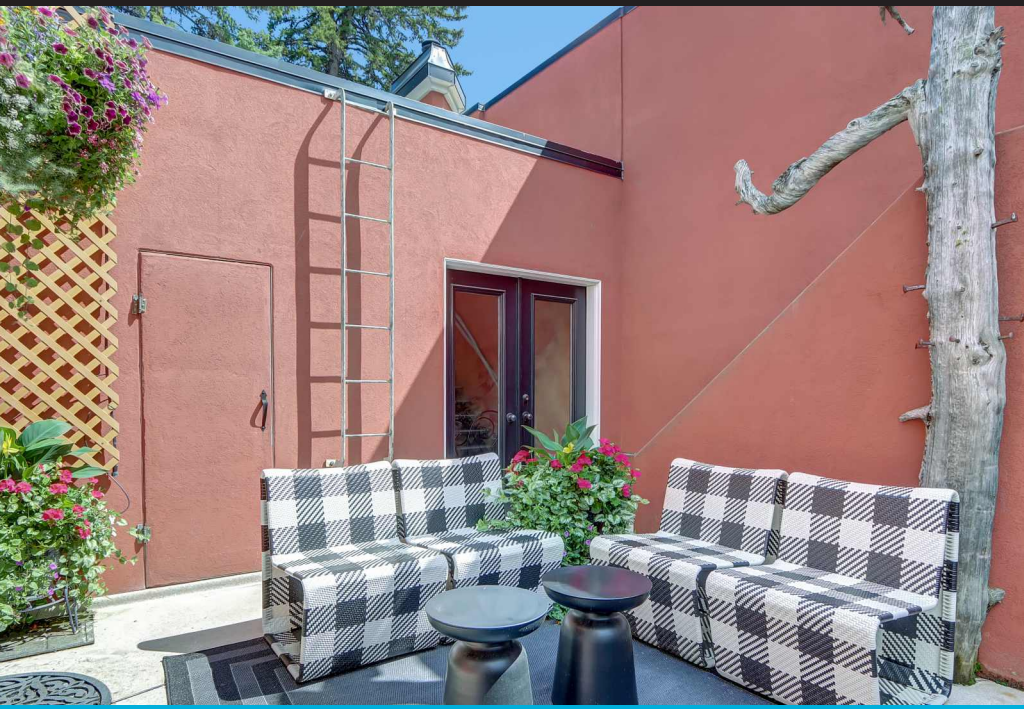


PRIMARY ENSUITE & BEDROOM VIEW



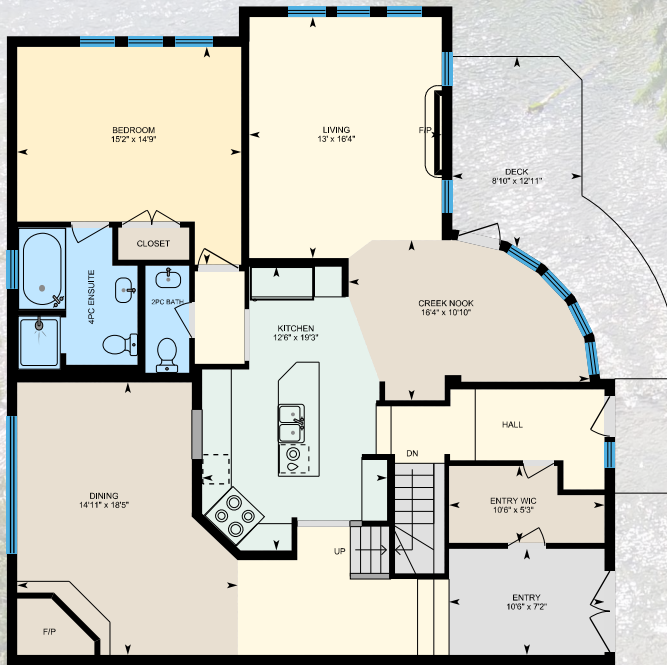
SPECTACULAR OFFICE

What could be the nicest office in Canmore, enjoy the views and the sound of the creek in this office with additional sitting area.

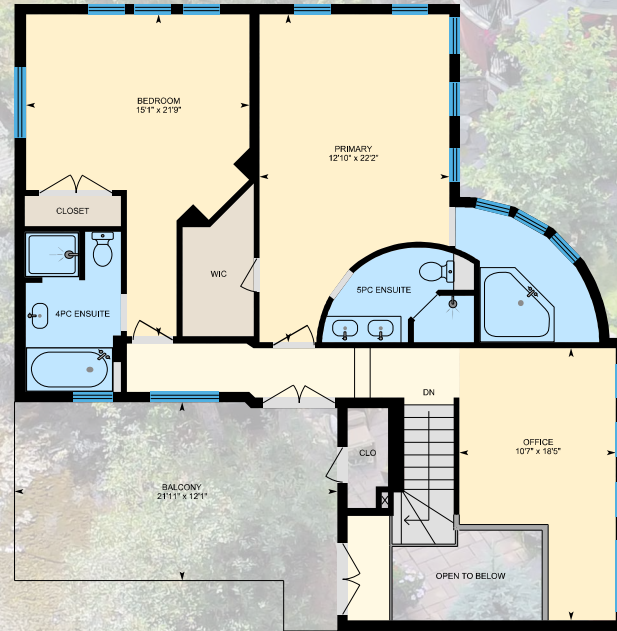


TOP FLOOR DECK

Do not miss the sanctuary off this floor with a large deck space that includes a hot tub with mountain view... A perfect place to wind down after a day in the mountains.



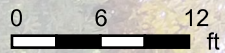
Back Unit Main Floor
Exterior Area 1606.11 sq ft

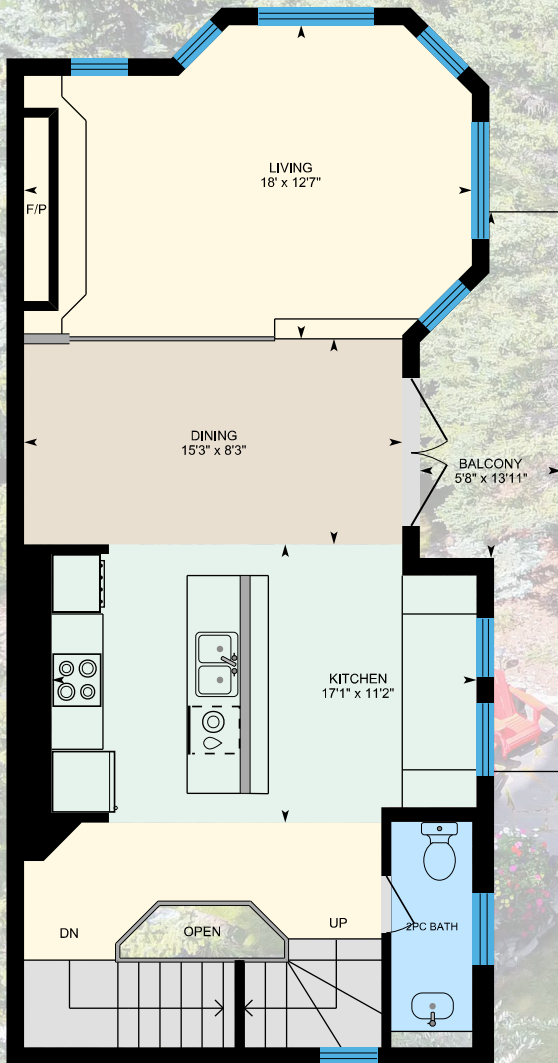


Back Unit Upper Floor
Exterior Area 1166.70 sq ft

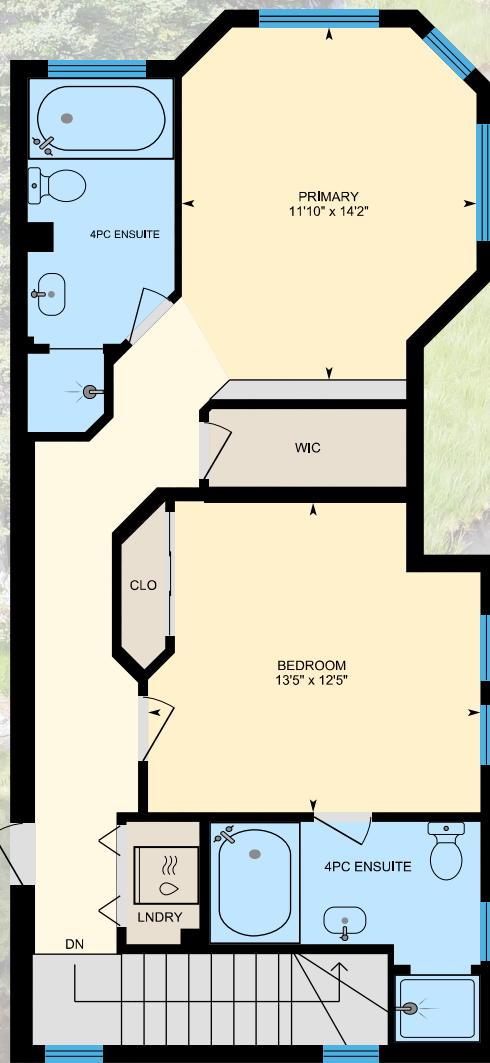


Back Unit Lower Floor (Below Grade)
Exterior Area 1127.00 sq ft

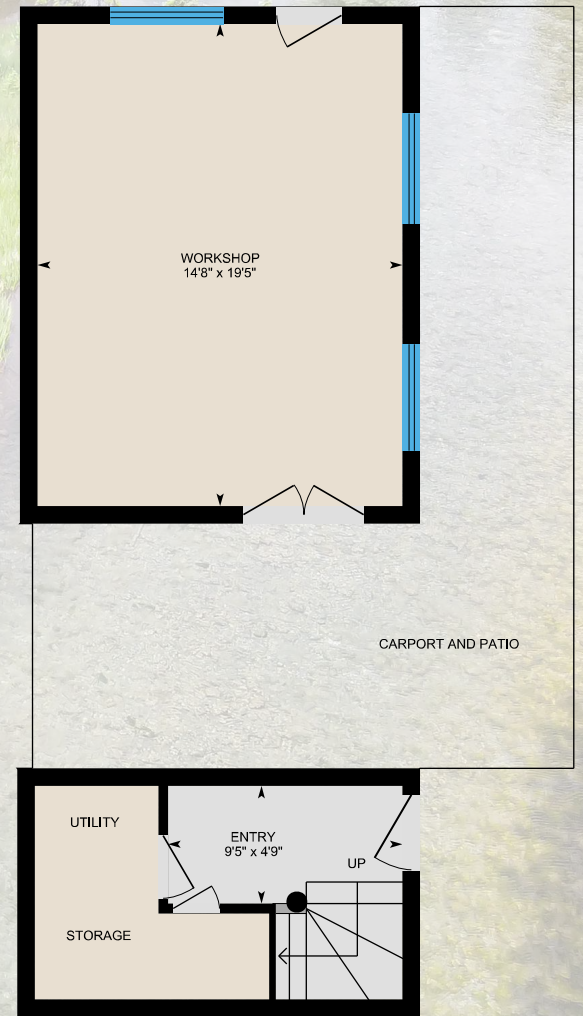




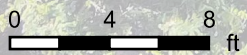
Front Unit Main Floor
Exterior Area 765.99 sq ft



Front Unit Upper Floor
Exterior Area 773.62 sq ft



Front Unit Entry Floor
Exterior Area 497.29 sq ft





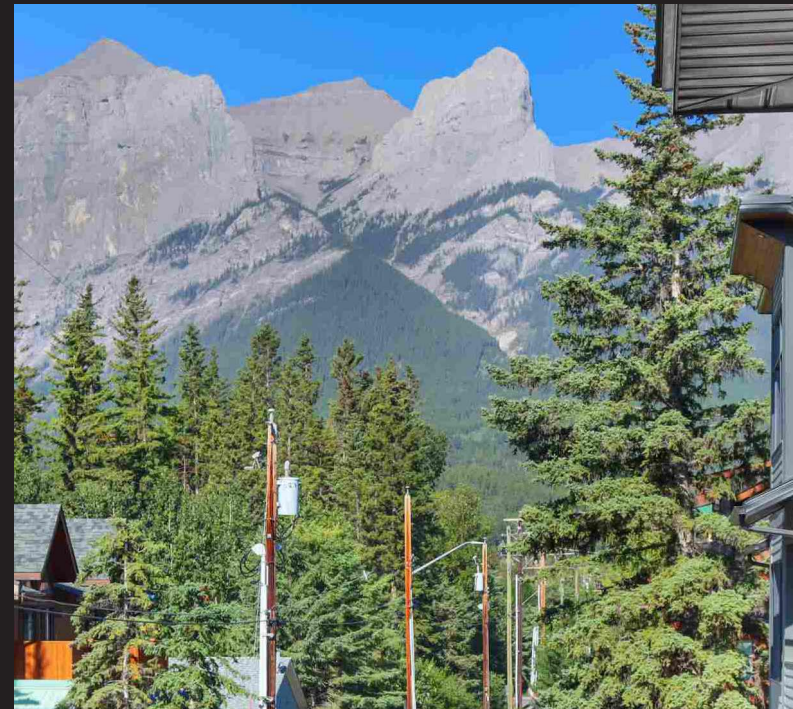
FRONT UNIT

As you enter this portion of the home you are whisked up stairs to the main living space that enjoys south mountain views and light.



LIVING & DINING ROOM

The open floor plan flows from the kitchen with eating bar to the window seat and deck with more stunning views to the dining and living room.



DECK & SOUTH FACING MOUNTAIN VIEW

Enjoy the south facing view from the window seat or the stunning deck.



PRIMARY BEDROOM

A great place to lay your head while enjoying the stunning views along with a stunning domed ceiling adorned with a remarkable mural.



PRIMARY ENSUITE & BEDROOM VIEWS

Enjoy a soak in the tub while enjoying the creek views in this beautiful ensuite bath.



“THE CREEK HOUSE”

Don't miss this once-in-a-lifetime opportunity to turn your Canmore rocky mountain dream into a reality.

HOME IMPROVEMENTS

“A” SIDE (FRONT)

2013: Upgrades to Prep for re-introduction to rental market;

- Furnish Unit Throughout
- Dinner/Flat/Serveware
- Kitchen Electrics & Cookware
- In House Vacuum
- Upgrade Appliances (Washer, Dryer, Dishwasher, Microwave)
- New Countertop Backsplash
- Install Wood Flooring, Fireplace Hearth
- All Window Blinds
- Upgrade All Lighting
- Partial Repaint & Closet Upgrades

2013: Installed Central Air Conditioner

2014: Repairs to Front Balcony & Replacement of Duradeck Surface

2015: Landscaping

- Rebuilt Patio, Stonewall, Walkways
- New Lawn & Shrub Beds
- Remove Old Trees

2018: Replace Furnace & Install New 75 Gallon Water Heater

2020: Repainted Bedrooms & Bathrooms, Partial Refinishing of Floors

2022: New Roof, Flat & Shingles (10 Year Warranty, Thru 2032)

2023: Upgrade In-Floor Heating System For 1st Floor & Workshop (Hot Water Tank was Replaced in 2018)

TOTAL FOR “A” SIDE & “B” SIDE = \$320,000

“B” SIDE (BACK)

2015: Landscaping

- Rebuilt Patio, Stonewall, Walkways
- Remove Old Trees
- New Lawn & Shrub Beds

2019: Install New Window on 2nd Floor, Facing Hot Tub Deck

2022: Repaint Throughout

2022: Upgraded Light Fixtures, Electrical Outlets & Switches Throughout

2022: Install Blinds in all Bedrooms & Upstairs Office & Hallway

2022: New Roof, Flat & Shingles (10 Year Warranty, Thru 2032)

2022: Repair to Hot Tub Deck Duradeck, (Estimated Remaining Life 5 - 10 Years)

2022-23: Re-Do Kitchen

- Additional Cabinetry
- Install Speed Oven
- Install Liebherr Refrigerator, Freezer, Wine Cooler
- Upgraded Lighting, R/I Sound System
- Install Quartz Countertops & Backsplash
- Replace Sink, Garburator, Faucet

2023: Install Tankless HE Water Heater

2023: Install 2 HE Furnaces, Comes With Nest Thermostats

2023: New Vanity, Mirror, Sinks & Faucets in Primary Bath

2023: Upgrade Walk-In Closet in Primary Bedroom

2023: Upgrade Pantry/Closet

Roof warranty; yes it has a full 10 year materials and labour warranty provided by the installer, now yes the manufacturer may warranty the shingles/materials for a longer period of time more in line with the life expectancy as advertised. Are people confusing full installation warranty with manufacturer's estimated life pro-rated warranty? Our shingles were extra heavy and have a 35 year life, as well I know of some materials such as metal roof materials which have an estimated 50 year life but I have never been offered or seen a combined installer's materials, labour and workmanship full warranty longer than 10-12 years. I know with duradeck which is a roofing type installation here in town their full warranty is 10 years again with a life expectancy of 25 years. Again we are talking about roofers here; 10 or 15 years is a long time for them to stay in business.

So yes you can say we have a full materials and workmanship installer's warranty for 10 years and a prorated manufacturers' warranty for 35 years. Question; how is it handled with a new house 5 year warranty?

Furnaces; yes they are separate and separate controls; the large furnace heats the main floor and the basement with its own NEST thermostat, the 2nd furnace is dedicated to heat the upper floor with its own NEST thermostat.

HOW DID THE HAND PAINTED MURALS THROUGHOUT THE HOME BY JOHN M BURKE COME TO BE?

Disclaimer; This narrative is based on third party accounts as to the events behind the scene involving John the artist, Creekhous home owners; Greg a local tradesman/contractor and Gayle his wife the design visionary, should any of this folklore be not quite accurate my apologies to John, John's sister, Greg & Gayle.

John is known to have a keen interest and skill in large scale "mural" paintings but like most great talents he was not the greatest self-promoter, thank God for his sister, the woman behind the man, for without her involvement and her take charge attitude the events of this story may never have happened. In 1996 while the Creekhous was under construction John became aware of the 2nd storey front bedroom having a parabolic dome ceiling and he visualized using it as his canvas for a mural but again John was not sure how to make that happen. Well along comes John's sister and yes she takes charge, "we are going to go and talk to the home owners and tell them what you can do"!

One morning while Greg is working on the interior of the dome room he can see from the window a fellow making his way down the street towards the Creekhous, the walk was aided and maybe even being lead "from behind" by the woman who was making sure there was no change of heart. The shy fellow knocked on the door and Greg went down and let them in. "My name is John" he said to Greg "and this is my sister, I understand you have a domed ceiling can I ask you what you are going to do with it"? Greg really didn't have an answer because he hadn't really thought about it, "paint it I guess" of course Greg meant with a brush and roller. "Well Greg I am a landscape painter and I like to do murals", "and a good one" his sister adds, "I have never had a chance to paint a domed ceiling, in fact if you let me create a mural I will do it, for free". Greg and Gail were spending a fortune building this house so they loved free! "What do you need John and for how long"? "Just build me some scaffold so I can get up to the ceiling and 3 days of privacy" those were John's requirements.



A week has past and the work continues behind closed doors, curiosity is now getting the best of Greg and Gayle and so they reach out to John, “yes” John says come up and look at the ceiling. I think is safe to say Greg and Gayle we more than surprized and impressed with the quality of John’s work, they had made a great decision to let John paint the mural. John agreed he too was pleased with his work he then turned to Greg and Gayle and announced “I now know exactly what I want to do”, as they stood there dumbfounded John grabbed a paint roller and turned the entire ceiling white and started again, “come back in 4 days” was the request as they left John to his work. The ceiling you see today is John’s 2nd and finished product, true to his word the work was free. 3 years later 2 additional murals were painted by John one in the dining room above the fireplace and the largest mural at 20+ feet tall in the formal front entrance, payments for services were gladly rendered this time.

LESSONS LEARNED: free is good, great work leads to more work and better pay, and finally if your Mom isn’t around listen to your sister!

The final chapter in this tale occurred 10 years later long after John, Greg and Gayle had moved on from the Creekhuse but John’s work surfaced again. Randy the new and current owner was cleaning up the mechanical room and tucked away and hidden behind the furnace was a dusty, dirty piece of press board with banged up corners something to throw out with the rest of the garbage it seemed. However, with the dirt wiped away a bit of a surprised, a hand painted picture emerges and it looked an awful lot like the ceiling artwork, yes it was a practise board of John’s while he was mapping out his mural. The board was cleaned up, the damaged corners cut off at least most of them and then framed, that garbage board picture now hangs in the bedroom next door to the Dome room!

Please enjoy John’s artwork as you tour the Creekhuse.



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