

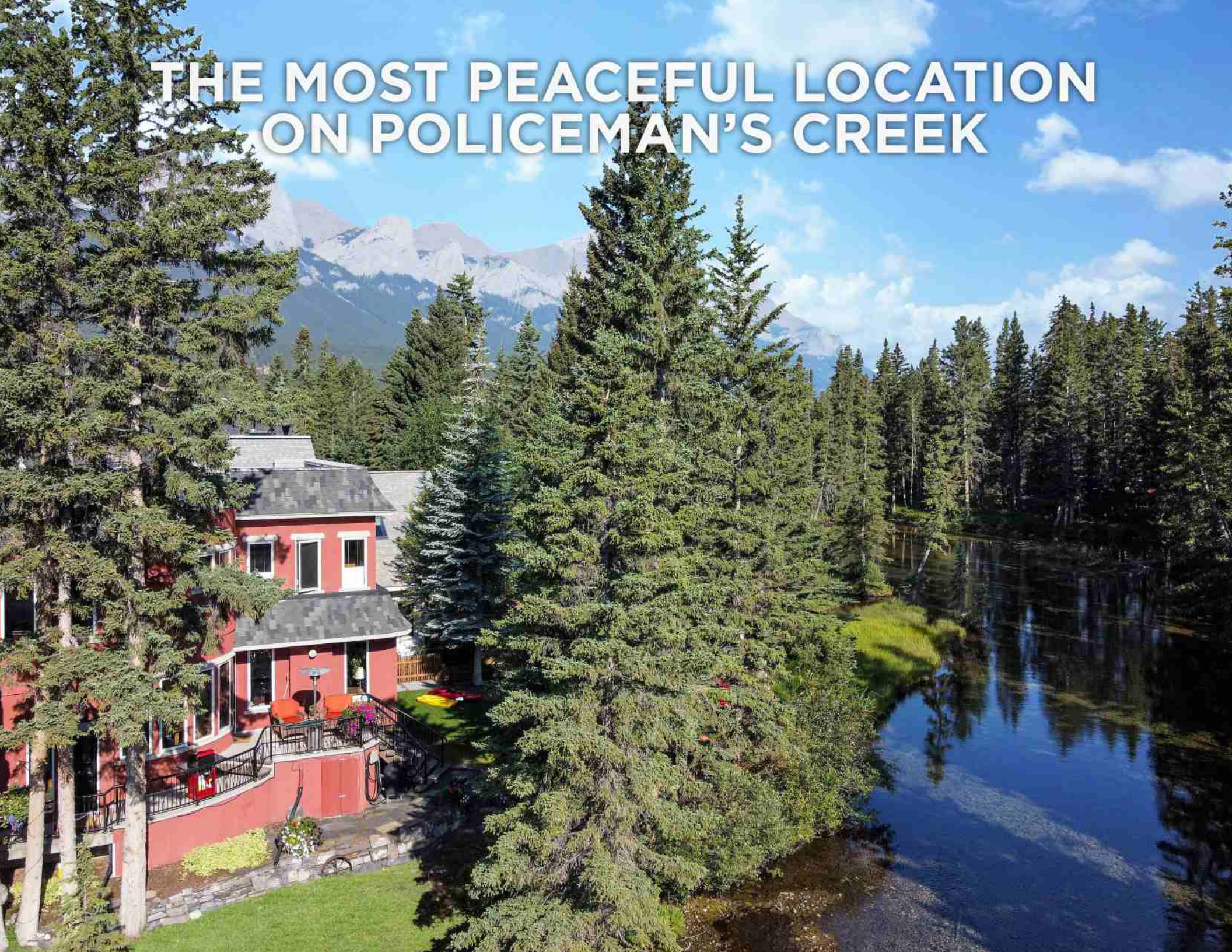


CREEKSIDE UNIT 701 MALLARD ALLEY

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ROYAL LEPAGE
SOLUTIONS

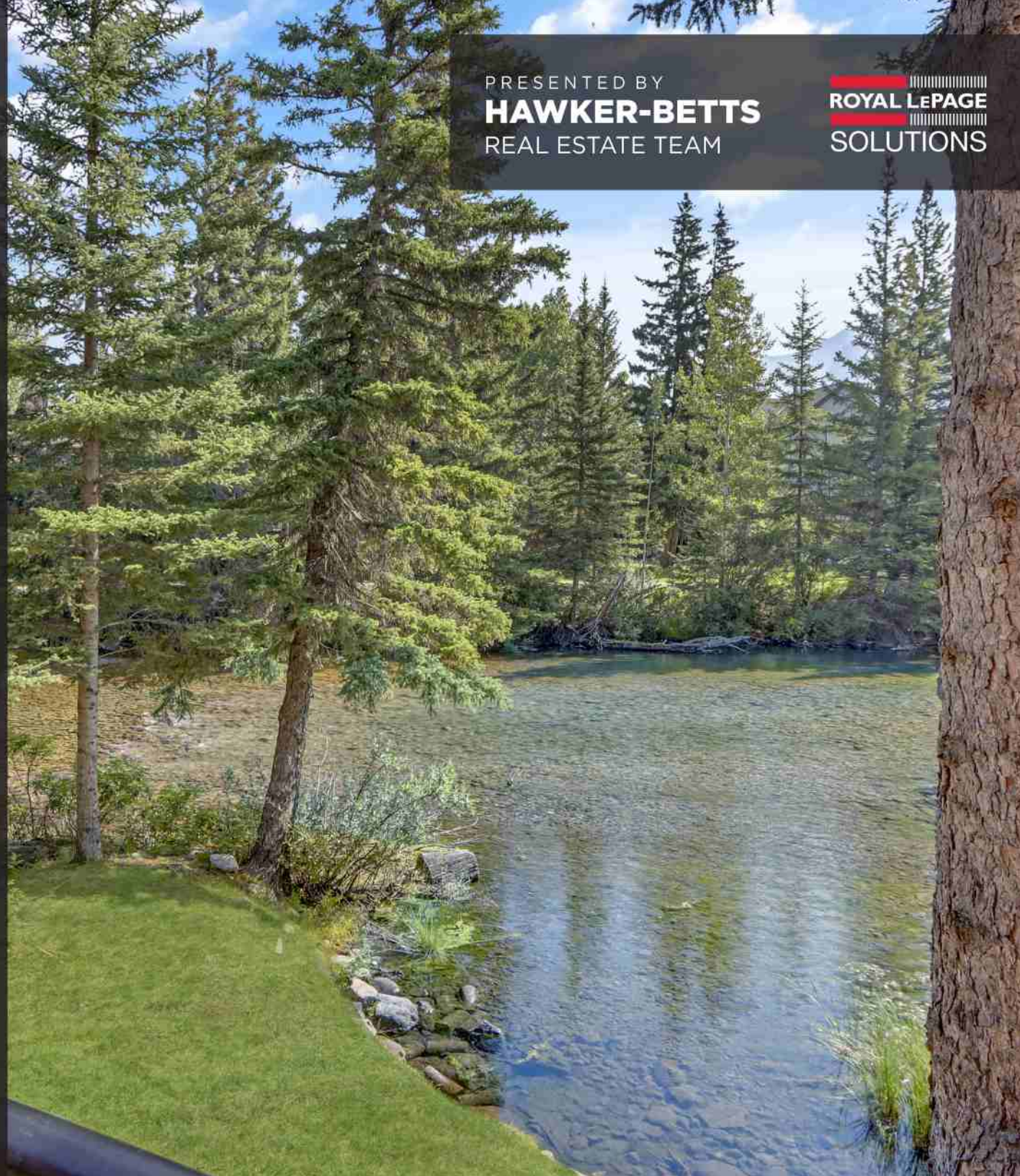
THE MOST PEACEFUL LOCATION ON POLICEMAN'S CREEK



Combining the most peaceful location on Policeman's Creek and only steps away from the heart of Canmore, guests and locals alike describe the Creek house location as the most beautiful and unique in the Bow Valley. The creek envelops this property making it ideal as your private oasis or can be shared via short term rental. Enjoy the custom detailing, extensive log work, wall murals, iron railings, river rock fireplaces & more. The three primary bedrooms, all with ensuite baths, are the perfect place to retire too. The main floor, with one primary suite, includes a chef's kitchen, a generous dining room with wood burning fireplace, breakfast nook & living room with a second fireplace. The upper-level rooms all enjoy creek & mountain views, two primary bedrooms, office & access to the roof top hot tub sanctuary. A partially developed lower level is ready for a buyer to use as they wish. Parking for 3 vehicles included, given this walking & cycling friendly location they never move!

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2,773 SQ FT
ABOVE GRADE



3 STALLS



3+ BEDROOMS

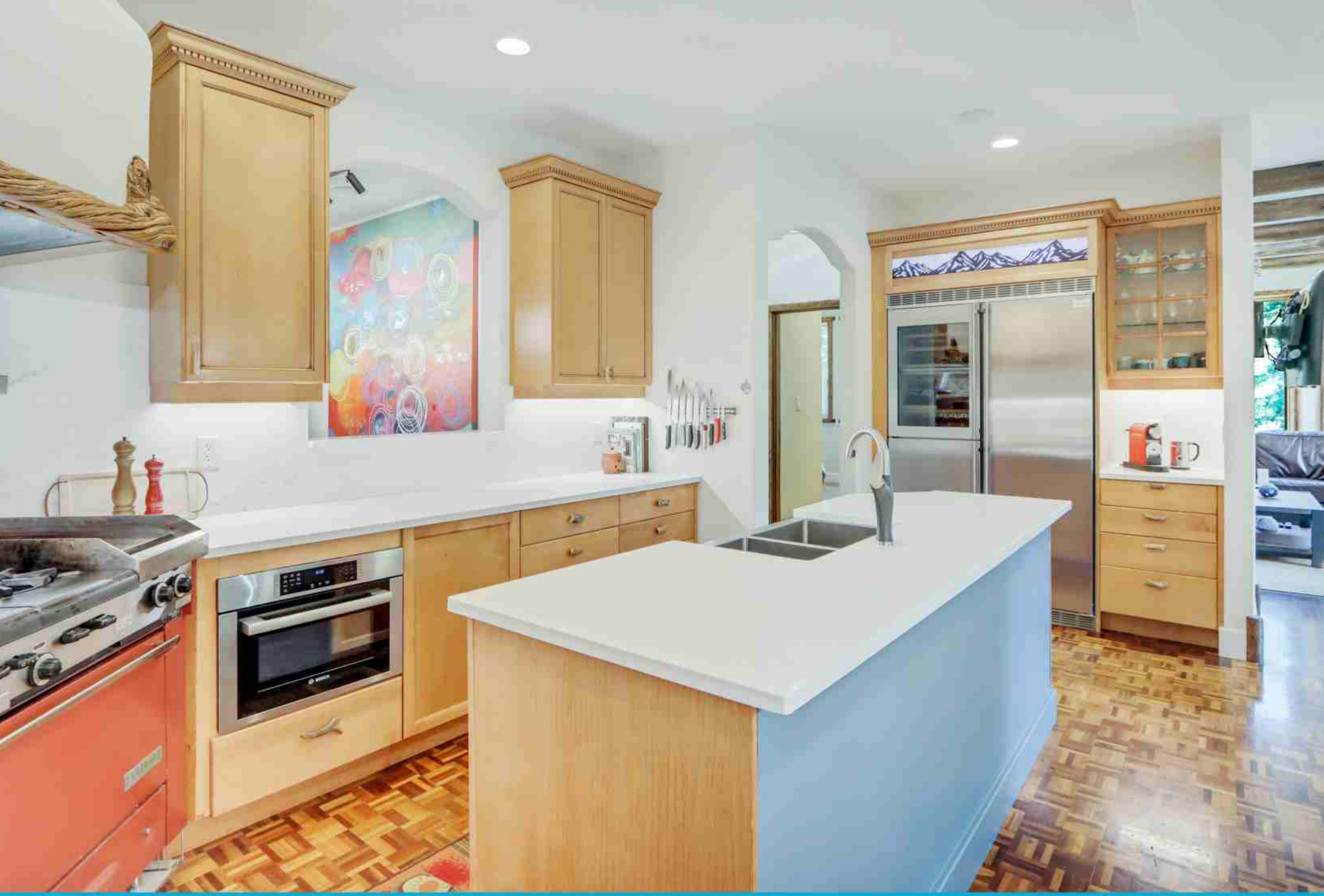


4 BATH



LIVING ROOM

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



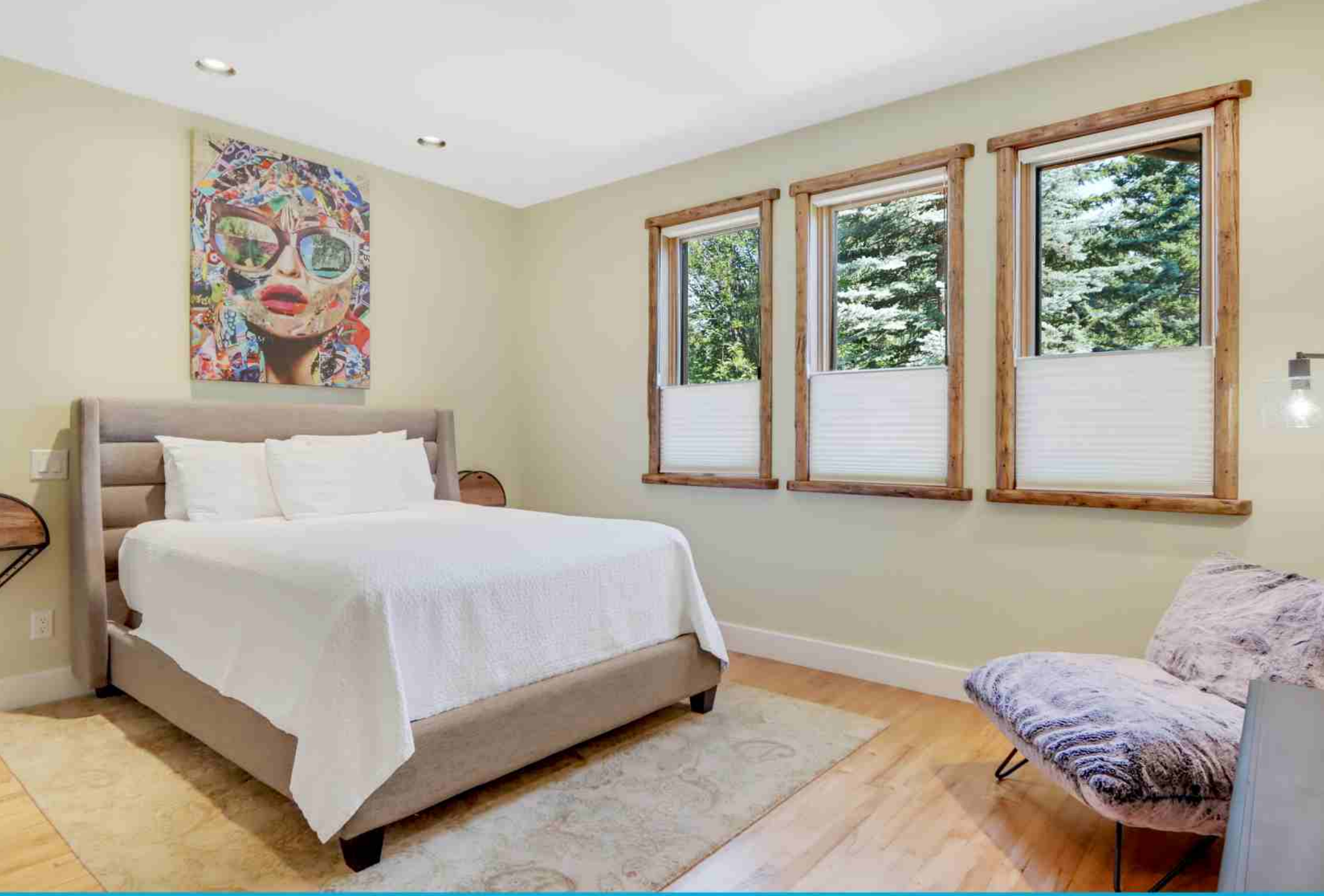
OPEN KITCHEN

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



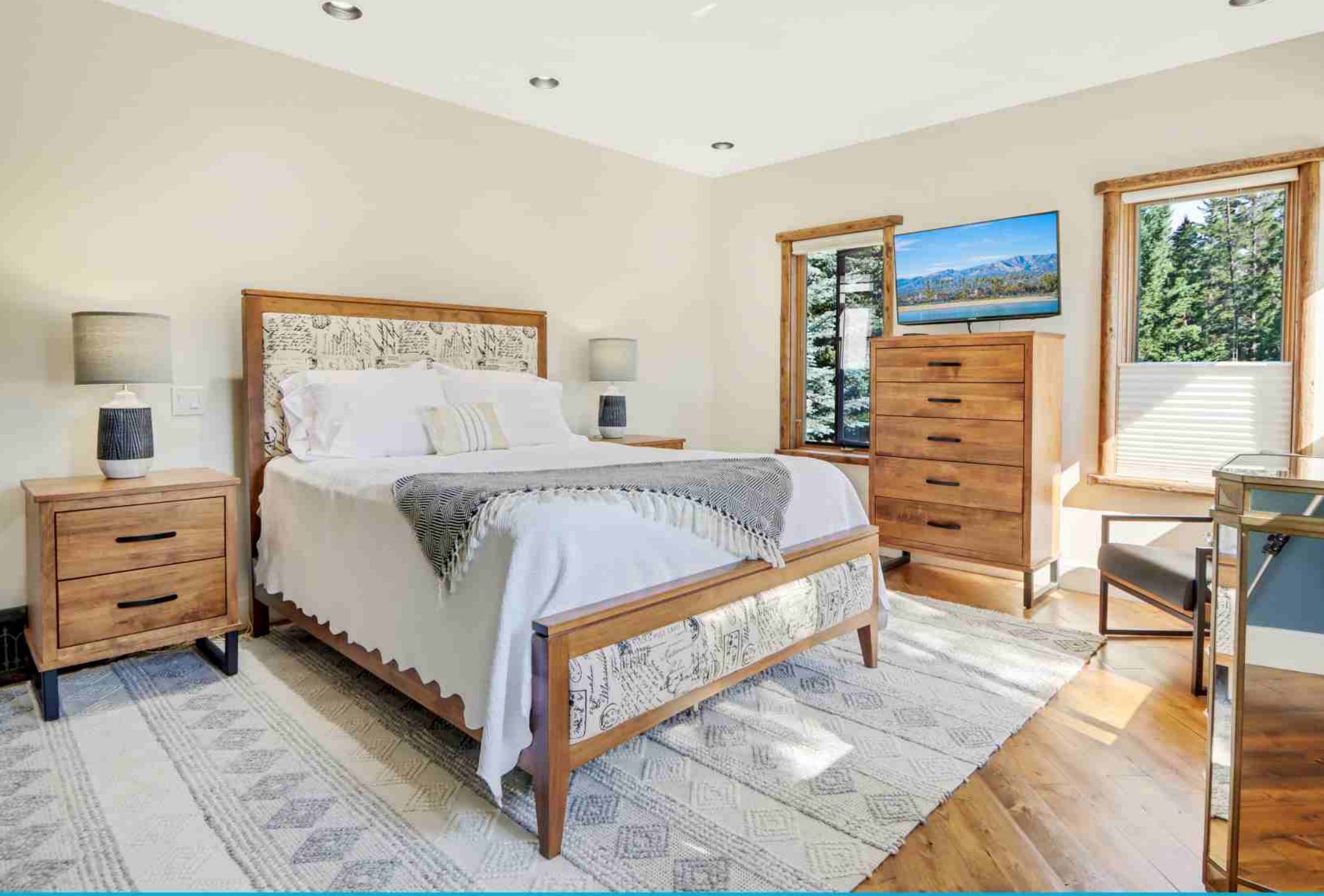
MULTIPLE DINING OPTIONS

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

This primary bedroom is on the main floor and boasts a spacious 5 piece ensuite bathroom.



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.

701 Mallard Alley, Canmore, AB

Main Building: Total Exterior Area Above Grade 2772.81 sq ft



Creekside Main Floor
Exterior Area 1606.11 sq ft



Creekside Upper Floor
Exterior Area 1166.70 sq ft



Creekside Lower Floor (Below Grade)
Exterior Area 1127.00 sq ft



PREPARED: 2023/07/24

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**With All This Property has to Offer,
Reach Out Today For More Details**



BRAD HAWKER
Associate Broker
REALTOR®



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