

# \$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 Lion's Park Location – A True Mountain Retreat. Nestled in the highly sought-after Lion'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 Canmore'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, you're greeted by a soaring vaulted ceiling and a spacious living room highlighted by stunning timber frame accents and a striking wood-burning fireplace—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 butler'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, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator, Oven

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, Views, Many Trees

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 15th, 2025

Days on Market 37

Zoning R1

## Listing Details

Listing Office CENTURY 21 NORDIC REALTY

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