

9 Mountaineer Close Lac Des Arcs, Alberta

MLS # A2261290



\$3,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,920 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Garage Door Opener, Garage Faces S		
Lot Size:	0.75 Acre		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenc		

Heating:	High Efficiency, In Floor, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Manufactured Floor Joist, See Remarks, Sill	Zoning:	R104, Wood Frame
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	Stand up refrigerator		

Located on an exquisitely landscaped 3/4-acre lot backing directly onto the serene waters of Heart Creek, this property is truly a Mountain Oasis. Offering over 3,450 sq. ft. of meticulously designed living space, this walkout bungalow is a rare opportunity to experience refined mountain living without compromise. Crafted by the award-winning builder Laratta, this residence is a testament to timeless quality and thoughtful design. From the moment you step inside, you are greeted with an atmosphere of warmth and sophistication, where every detail has been carefully curated. Rich stone floors and natural hardwood flow seamlessly throughout, while extensive custom millwork and wall paneling create a sense of enduring elegance. The gourmet kitchen is the heart of the home, showcasing bespoke cabinetry, high-end Miele built-in appliances, and generous counter space for both entertaining and everyday living. Expansive windows frame breathtaking mountain views, flooding the home with natural light and bringing the outdoors in. Anchored by a striking solid wood staircase, the interior also features three fireplaces—one wood-burning and two gas—that create cozy gathering spaces for family and friends. This home offers four spacious bedrooms, providing plenty of room for family, guests, or a private office. The lower-level walkout is ideal for entertaining or quiet relaxation, seamlessly extending to the outdoors. The large three-car tandem garage includes a convenient dog wash, catering to both functionality and lifestyle. The exterior is equally impressive, blending traditional mountain architecture with authentic stone, timber accents, and maintenance free Hardie board siding. The result is a home that feels as though it naturally belongs in its breathtaking setting. Perfectly positioned in the peaceful hamlet of Lac Des Arcs—just 8 minutes

east of Canmore—this retreat offers the tranquility of a mountain getaway while maintaining quick, convenient access to all the amenities of Canmore and Calgary. Here, you enjoy the very best of both worlds: serenity without isolation, luxury without pretense. This is more than a home—it is a sanctuary. A place where nature, comfort, and craftsmanship converge. If you’ve been seeking a mountain residence that embodies peace, beauty, and timeless quality, look no further. Do not miss the opportunity to view this masterpiece.