

# \$989,900 - 4, 101 River's Bend Way, Dead Man's Flats

MLS® #A2233337

**\$989,900**

3 Bedroom, 4.00 Bathroom, 1,964 sqft

Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Discover the charm of Rocky Mountain living in this bright and spacious 4 bedroom end unit, featuring a well-designed layout and a modern mountain aesthetic. Enjoy the comfort of air conditioning, luxury vinyl plank flooring, plush carpeting, and stylish cabinetry with quartz countertops throughout. The open-concept living area showcases an upgraded gas fireplace surrounded by elegant rock work. Step outside to one of 2 decks to take in breathtaking mountain views.

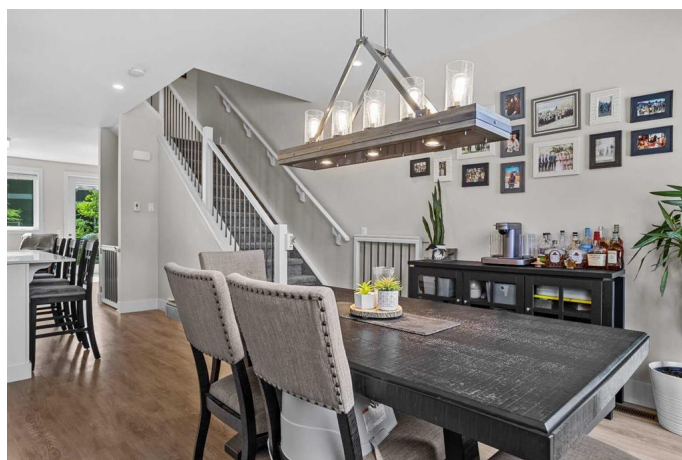
The master bedroom is light-filled and roomy, featuring ample closet space and a luxurious ensuite. This level also includes two additional bedrooms and a 4 piece bathroom. The beautifully finished walkout level features a third bathroom and a fourth bedroom, equipped with a convenient Murphy bed, perfect for guests or family. It opens up to a beautifully landscaped courtyard. Low-maintenance exteriors with timber accents and abundant storage elevate this home. Rivers Bend is a welcoming community with amenities for everyone, located just a 5-minute drive from Canmore!

Built in 2017

## Essential Information

MLS® # A2233337

Price \$989,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,964         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4, 101 River's Bend Way |
| Subdivision | NONE                    |
| City        | Dead Man's Flats        |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W0K5                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Community Gardens, Snow Removal, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                           |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Oven |
| Heating           | Forced Air  |
| Cooling           | Full, Sep. HVAC Units   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Basement          | None  |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other                   |
| Lot Description   | Front Yard              |
| Roof              | Asphalt Shingle         |
| Construction      | Composite Siding, Mixed |
| Foundation        | Poured Concrete         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 2               |
| Zoning         | Res Multi       |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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