

\$2,398,000 - 108 River's Bend Way Way, Dead Man's Flats

MLS® #A2236674

\$2,398,000

5 Bedroom, 5.00 Bathroom, 2,974 sqft
Residential on 0.14 Acres

NONE, Dead Man's Flats, Alberta

Step into mountain modern luxury at this custom-built home, designed by the renowned Russel & Russel Design Studios. With over 4,300 square feet of refined living space, this residence offers exceptional craftsmanship, thoughtful design, and impressive income potential from a fully self-contained one-bedroom Airbnb suite that generated over \$75,000 last year.

The upper floor is the heart of the home, where soaring ceilings, metal baseboards, and south-facing panoramic mountain views set the tone. A chef's kitchen anchors the space, complete with quartz countertops, gas range, walk-in pantry, and a large island perfect for entertaining. A sleek wireless-controlled gas fireplace adds modern flair and cozy ambiance. Enjoy two expansive decks—one oversized—providing options for full sun or shade, all with unobstructed mountain vistas.

The primary suite is a serene escape featuring stunning views, a huge tiled walk-in shower, and a freestanding soaker tub set beneath its own chandelier. The thoughtful layout allows for one-level living with the potential to add an elevator, making this a forever home option.

On the main level, you'll find three spacious bedrooms, including a second



primary with its own ensuiteâ€”ideal for guests or extended family. A second living room offers a great flex space for movie nights or a kidsâ€™™ retreat. A well-appointed laundry room with generous storage and beautiful built-in lockers completes the main floor.

The lower level hosts a versatile bonus room currently used as flex space/living room, but easily converted into a home office, theatre room, or sixth bedroom. The one-bedroom legal suite on this level has its own private entrance and interior access through a lockable door, allowing seamless integration with the rest of the home if desired. Whether used for short-term rental, long-term tenancy, or multi-generational living, this suite is beautifully finished and professionally managedâ€”offering effortless income with the option to continue hands-off management.

Additional features include heated floors in both the basement and the high-end finished garage with recently added gym space and custom storage. Privacy from both decks, and the peaceful setting of backing onto Pigeon Creek. Located in Deadmanâ€™™s Flats, this property is exempt from the foreign buyer ban, making it an ideal option for non-residents seeking a foothold in the Canadian Rockies near Canmore and Banff.

Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236674 |
| Price | \$2,398,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,974 |

| | |
|------------|-------------|
| Acres | 0.14 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 108 River's Bend Way Way |
| Subdivision | NONE |
| City | Dead Man's Flats |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W0K5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 5 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Convection Oven, See Remarks |
| Heating | In Floor, Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Balcony |
| Lot Description | Cul-De-Sac, Lawn |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------------------|
| Construction | Metal Siding, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 6 |
| Zoning | R1B |

Listing Details

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|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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