

# \$1,975,000 - 221 Benchlands Terrace, Canmore

MLS® #A2245153

**\$1,975,000**

3 Bedroom, 4.00 Bathroom, 912 sqft

Residential on 0.14 Acres

Benchlands, Canmore, Alberta

A masterwork of alpine design, this refined residence on Benchlands Terrace, with 2,794 sqft of living space, reflects the architectural vision of Robert LeBlondâ€™ Governor Generalâ€™s Awardâ€™winning architectâ€™who infused the home with a timeless mountain aesthetic and an unflinching connection to place. Set on a sloping site with commanding views of the Bow Valley, the home is both a serene retreat and a celebration of wilderness living.

The architecture unfolds across a thoughtfully executed three-level split, where form follows function and every detail reflects a legacy of craftsmanship. On the main level, vaulted ceilings soar above a sunlit living room, framed by exposed timber elements that evoke the strength and honesty of traditional alpine construction. Windows capture a panorama of peaks, while the adjoining kitchen and dining spaces offer an elegant canvas for gathering and entertaining.

Above, two upper-level bedroomsâ€™including the light-filled primary suiteâ€™offer a private vantage to the north and south. The primary opens directly onto a landscaped walkway leading south, where the line between indoors and out disappears into forest and sky.

The lower walkout level reveals a generous family room and an additional bedroom â€™ideal for hosting guests in comfort and seclusion. This level also connects seamlessly to the land below, where the wild character of the site is preserved and celebrated.



With a double car garage, enduring finishes, and a history of conscientious stewardship, 221 Benchlands Terrace offers not only architectural pedigree—but the rare opportunity to inhabit a home where design, nature, and timeless mountain spirit converge.

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245153    |
| Price          | \$1,975,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 912         |
| Acres          | 0.14        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 221 Benchlands Terrace |
| Subdivision | Benchlands             |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1G1                |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Open Floorplan, Separate Entrance, |
|-------------------|-------------------------------------------------------------------|

|                 |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
|                 | Skylight(s), Soaking Tub, Vaulted Ceiling(s)                                             |
| Appliances      | Dishwasher, Garage Control(s), Oven, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | In Floor                                                                                 |
| Cooling         | None                                                                                     |
| Fireplace       | Yes                                                                                      |
| # of Fireplaces | 2                                                                                        |
| Fireplaces      | Family Room, Gas, Living Room, Mantle, Stone                                             |
| Has Basement    | Yes                                                                                      |
| Basement        | Finished, Full, Walk-Out                                                                 |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Private Entrance                    |
| Lot Description   | Private, Sloped Down, Street Lighting, Views |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 10               |
| Zoning         | R1               |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.