

# \$2,995,000 - 216 Bow River Drive, Harvie Heights

MLS® #A2227487

**\$2,995,000**

4 Bedroom, 3.00 Bathroom, 2,532 sqft

Residential on 0.26 Acres

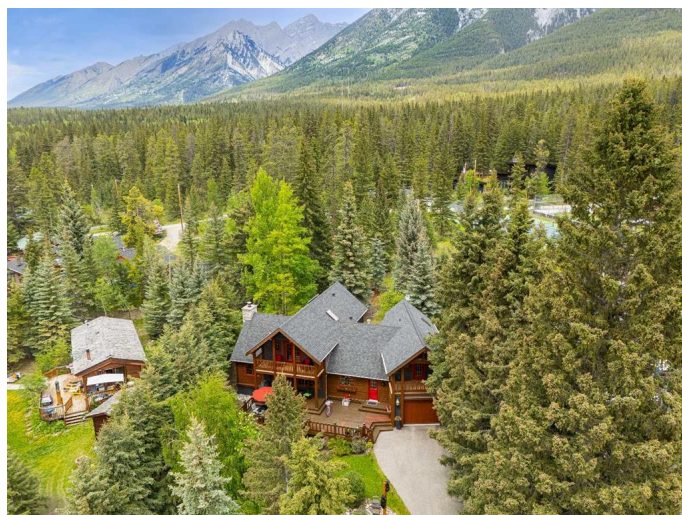
NONE, Harvie Heights, Alberta

Exempt from the foreign buyer ban, this exquisite mountain estate is quietly nestled in the serene hamlet of Harvie Heights, just minutes from the heart of Canmore. Set on a beautifully landscaped 11,250+ sq.ft. lot and surrounded by mature trees and mountain vistas, this is a rare opportunity to own a private alpine escape. Blending rustic charm with refined comfort, the home features vaulted ceilings, rich hardwood floors, and a spiral staircase that adds architectural elegance to the warm, wood-accented interior. The thoughtful layout includes 4 bedrooms and 3 bathrooms, plus a spacious lower-level family room, and additional storage – ideal for future customization. Four sun-drenched sundecks invite you to relax and take in the sweeping views, while a tandem double garage provides ample space for vehicles and gear. One of the few properties still eligible for foreign ownership, this mountain sanctuary is a truly rare offering in today's market.

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227487    |
| Price          | \$2,995,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,532       |



|            |             |
|------------|-------------|
| Acres      | 0.26        |
| Year Built | 1990        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 216 Bow River Drive    |
| Subdivision | NONE                   |
| City        | Harvie Heights         |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2W2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings                  |
| Heating           | In Floor, Forced Air                                                                                          |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas, Wood Burning                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                                    |
| Lot Description   | Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt/Gravel                                                     |
| Construction      | See Remarks                                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 3rd, 2025  
Days on Market            99  
Zoning                      R1

**Listing Details**

Listing Office              RE/MAX Alpine Realty

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