

# \$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 | 20               |
| Zoning         | R1               |

## Listing Details

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

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