

# \$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.

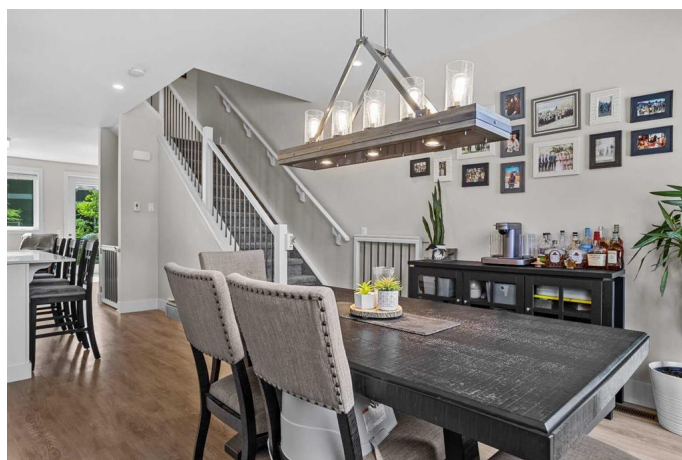
The master bedroom is light-filled and roomy, featuring ample closet space and a luxurious ensuite. This level also includes two additional bedrooms and a 4 piece bathroom. The beautifully finished walkout level features a third bathroom and a fourth bedroom, equipped with a convenient Murphy bed, perfect 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	Snow Removal, Visitor Parking, Community Gardens
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	9
Zoning	Res Multi

**Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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