

\$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 ensuite—ideal for guests or extended family. A second living room offers a great flex space for movie nights or a kids—™ 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 managed—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 Deadman—™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

Date Listed	July 4th, 2025
Days on Market	3
Zoning	R1B

Listing Details

Listing Office	RE/MAX Alpine Realty
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