# \$3,200,000 - 9 Mountaineer Close, Lac Des Arcs

MLS® #A2261290

## \$3,200,000

4 Bedroom, 3.00 Bathroom, 1,920 sqft Residential on 0.75 Acres

NONE, Lac Des Arcs, Alberta

Located on an exquisitely landscaped 3/4-acre lot backing directly onto the serene waters of Heart Creek, this property is truly a Mountain Oasis. Offering over 3,450 sq. ft. of meticulously designed living space, this walkout bungalow is a rare opportunity to experience refined mountain living without compromise.

Crafted by the award-winning builder Laratta, this residence is a testament to timeless quality and thoughtful design. From the moment you step inside, you are greeted with an atmosphere of warmth and sophistication, where every detail has been carefully curated. Rich stone floors and natural hardwood flow seamlessly throughout, while extensive custom millwork and wall paneling create a sense of enduring elegance.

The gourmet kitchen is the heart of the home, showcasing bespoke cabinetry, high-end Miele built-in appliances, and generous counter space for both entertaining and everyday living. Expansive windows frame breathtaking mountain views, flooding the home with natural light and bringing the outdoors in. Anchored by a striking solid wood staircase, the interior also features three fireplacesâ€"one wood-burning and two gasâ€"that create cozy gathering spaces for family and friends.

This home offers four spacious bedrooms, providing plenty of room for family, guests, or a private office. The lower-level walkout is ideal for entertaining or quiet relaxation, seamlessly extending to the outdoors. The large three-car







tandem garage includes a convenient dog wash, catering to both functionality and lifestyle.

The exterior is equally impressive, blending traditional mountain architecture with authentic stone, timber accents, and maintenance free Hardie board siding. The result is a home that feels as though it naturally belongs in its breathtaking setting.

Perfectly positioned in the peaceful hamlet of Lac Des Arcsâ€"just 8 minutes east of Canmoreâ€"this retreat offers the tranquility of a mountain getaway while maintaining quick, convenient access to all the amenities of Canmore and Calgary. Here, you enjoy the very best of both worlds: serenity without isolation, luxury without pretense.

This is more than a homeâ€"it is a sanctuary. A place where nature, comfort, and craftsmanship converge. If you've been seeking a mountain residence that embodies peace, beauty, and timeless quality, look no further. Do not miss the opportunity to view this masterpiece.

Built in 2013

#### **Essential Information**

MLS® # A2261290 Price \$3,200,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,920

Acres 0.75

Year Built 2013

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 9 Mountaineer Close

Subdivision NONE

City Lac Des Arcs

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W2W3

#### **Amenities**

Parking Spaces 7

Parking Driveway, Garage Door Opener, RV Access/Parking, Additional Parking,

Asphalt, Gated, Garage Faces Side, Tandem, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central

Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Natural Woodwork, Wired for Data

Appliances Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Gas Water

Heater, Microwave, Washer/Dryer, Window Coverings, Built-In Refrigerator, Built-In Freezer, Double Oven, ENERGY STAR Qualified

Washer, Humidifier

Heating In Floor, Forced Air, Natural Gas, Exhaust Fan, Fireplace(s), High

Efficiency

Cooling None
Fireplace Yes
# of Fireplaces 3

Fireplaces Gas, Mantle, Stone, Wood Burning, Gas Log, Gas Starter, Heatilator,

Raised Hearth

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Dog Run, Fire Pit, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run

Fenced In, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, See

Remarks, Treed, Native Plants

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Stone, Wood Frame, Manufactured

Floor Joist, Silent Floor Joists, See Remarks

Foundation Poured Concrete

### **Additional Information**

Date Listed October 9th, 2025

1

Days on Market

Zoning RC-1

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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