

# \$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        75

Zoning                 R1

### **Listing Details**

Listing Office           RE/MAX Alpine Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.