

# \$974,900 - 18, 101 River's Bend Gate, Dead Man's Flats

MLS® #A2232937

**\$974,900**

4 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Visit REALTOR® website for additional information.

Discover this upgraded 4-bed, 3.5-bath townhome in the peaceful community of Dead Man's Flats. Bright & spacious, it features dual balconies—one north-facing for morning sun & one south-facing with unobstructed mountain views. The open-concept main level offers seamless flow between the living, dining & kitchen areas, plus walk-out access on both sides & a stylish 2-piece bath. The in-floor heated ground level includes a private walk-out in-law suite with a full bath. Upstairs, the primary suite offers large windows, an open closet, & spa-inspired ensuite. Two more bedrooms (one with built-in Murphy bed), a full bath & laundry room complete the upper level. With parking for two (heated garage + driveway), high-end finishes & a location just minutes from Canmore, this home blends, style & easy access to year-round adventure.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232937  |
| Price          | \$974,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,962     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2017              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | 2 and Half Storey |
| Status     | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 18, 101 River's Bend Gate |
| Subdivision | NONE                      |
| City        | Dead Man's Flats          |
| County      | Bighorn No. 8, M.D. of    |
| Province    | Alberta                   |
| Postal Code | T1W 0K5                   |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### **Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| # of Stories      | 2                                                         |
| Has Basement      | Yes                                                       |
| Basement          | Finished, None                                            |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Yard, Landscaped               |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 46              |
| Zoning         | TSD             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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