

# \$964,900 - 18, 101 River's Bend Gate, Dead Man's Flats

MLS® #A2232937

## \$964,900

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

NONE, Dead Man's Flats, Alberta

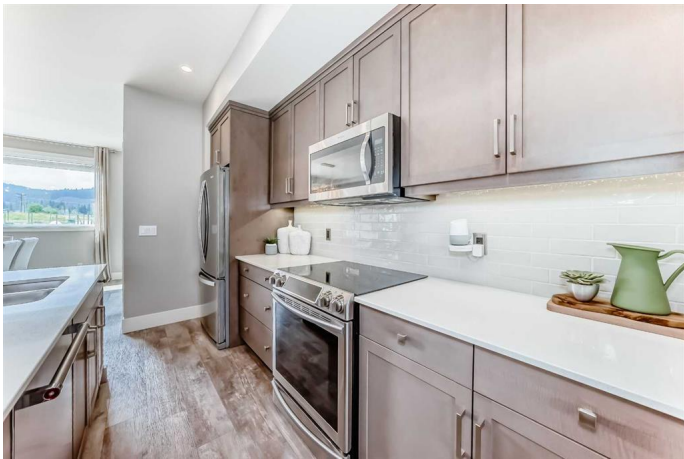
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Discover this upgraded 4-bed, 3.5-bath townhome in the peaceful community of Dead Man's Flats. Bright & spacious, it features dual balconies—one north-facing for morning sun & one south-facing with unobstructed mountain views. The open-concept main 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	\$964,900
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, Refrigerator, Washer, Range
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	81
Zoning	TSD

## Listing Details

Listing Office	PG Direct Realty Ltd.
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