

# \$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

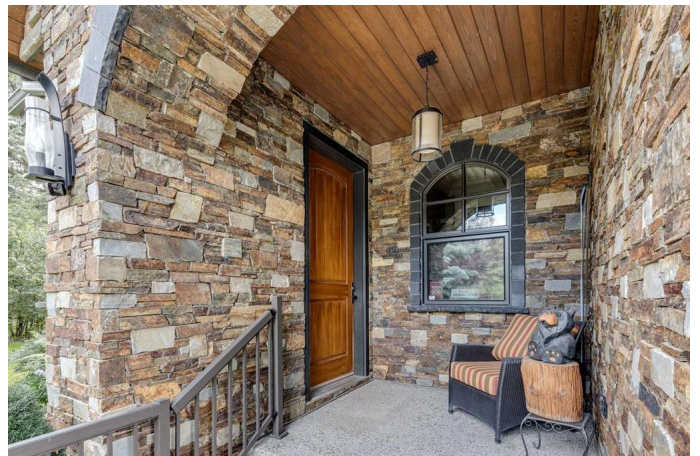
NONE, Lac Des Arcs, Alberta

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 fireplaces—one wood-burning and two gas—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 Arcs—just 8 minutes east of Canmore—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 home—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 |
| Days on Market | 8                 |
| Zoning         | RC-1              |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.