

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

MLS® #A2261290

\$3,200,000

4 Bedroom, 3.00 Bathroom, 1,920 sqft

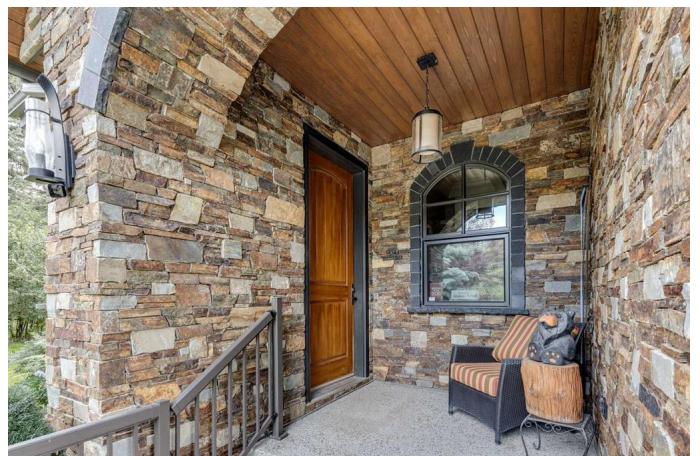
Residential on 0.75 Acres

NONE, Lac Des Arcs, Alberta

Set on an exquisitely landscaped three-quarter-acre lot backing directly onto the tranquil waters of Heart Creek, this architectural retreat offers a rare fusion of serenity and design-led living. With more than 3,450 sq. ft. of refined space, this walkout bungalow embodies the spirit of a modern mountain estate—thoughtfully crafted, deeply connected to its surroundings, and unconstrained by the limits of convention. Masterfully built by award-winning Laratta Homes, the residence is a study in timeless craftsmanship. Inside, rich stone flooring and natural hardwood flow with an effortless sense of continuity, complemented by custom millwork and artful wall paneling that evoke quiet luxury. Sunlight pours through expansive windows, animating the interiors and framing dramatic mountain silhouettes.

At the centre, the bespoke kitchen anchors the home with its tailored cabinetry, high-end Miele appliances, and generous preparation space—an elegant blend of function and sculptural design. A striking solid-wood staircase becomes its own architectural moment, leading to a lower level designed for both intimate gatherings and relaxed weekend living. Three fireplaces—one wood-burning and two gas—add warmth and atmosphere throughout.

The home's four bedrooms offer a sense of refuge, whether hosting family, guests, or creating a private workspace. A spacious three-car tandem garage with a dedicated dog



wash brings practicality to everyday life without sacrificing style.

Outside, traditional mountain materials—stone, timber, and Hardie board siding—create a façade rooted in the landscape, blending seamlessly into the natural environment. The result is a home that feels both enduring and exquisitely placed. Situated in the peaceful hamlet of Lac Des Arcs, just eight minutes east of Canmore, the property offers effortless access to the Bow Valley while maintaining an atmosphere of complete retreat. Importantly, this location sits outside the federal foreign buyer ban area, allowing international purchasers to acquire the home without restriction—a rarity in the Canadian Rockies.

Here, residents enjoy the luxury of seclusion paired with proximity: the convenience of Canmore and Calgary within easy reach, and the calm of a waterfront sanctuary right at home.

More than a residence, this is a place where architecture, landscape, and craftsmanship align—a mountain oasis for those seeking beauty, stillness, and enduring quality. A truly uncommon offering.

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	Additional Parking, Driveway, Garage Door Opener, RV Access/Parking, Tandem, Triple Garage Attached, Asphalt, Gated, Garage Faces Side
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data
Appliances	Built-In Refrigerator, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Washer/Dryer, Window Coverings, Built-In Freezer, ENERGY STAR Qualified Washer, Gas Water Heater
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Exhaust Fan
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Gas Log, Mantle, Raised Hearth, Stone, Wood Burning, Gas Starter, Heatilator
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Private, See Remarks, Treed, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Manufactured Floor Joist, Stone, Wood Frame, Silent Floor Joists, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	41
Zoning	RC-1

Listing Details

Listing Office	Sotheby's International Realty Canada
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