

**TOWN OF CANMORE**

**AGENDA**

Subdivision & Development Appeal Board Hearing  
Council Chambers at the Civic Centre, 902 – 7 Avenue  
**Thursday, June 27, 2024 at 1:30 p.m.**

**A. CALL TO ORDER AND APPROVAL OF AGENDA**

1. **Board and Administration Introductions**
2. **Agenda for the June 27, 2024 Subdivision & Development Appeal Board Hearing**

**B. APPEAL HEARING**

**CEZONE202300011**

**133 Wapiti Close**

**Lot 76, Block 2, Plan 9811923**

**Operation of a Tourist Home without a Development Permit**

**Appeal against a stop order issued by the Canmore Development Authority**

- (1) Procedural Matters
- (2) Introduction of Appellant
- (3) Hearing Process Outline
- (4) Development Authority Presentation
- (5) Appellant Presentation
- (6) Public Verbal Submissions
- (7) Public Written Submissions
- (8) Questions for Clarification
- (9) Closing Comments

**C. CONCLUSION**



# SUBDIVISION AND DEVELOPMENT APPEAL BOARD

## STAFF REPORT



**DATE OF HEARING:**

JUNE 12, 2024

**REASON FOR APPEAL:**

APPEAL OF A STOP ORDER (UNAUTHORIZED TOURIST HOME)

**LEGAL DESCRIPTION:**

LOT 76, BLOCK 2, PLAN 981 | 1923

**CIVIC ADDRESS:**

133 WAPITI CLOSE

**FILE NO.**

CEZONE202300011

## EXECUTIVE SUMMARY

On April 26, 2024, Town of Canmore administration issued a Stop Order to the registered owner of 133 Wapiti Close (the property), pursuant to Section 645 of the Municipal Government Act, for the operation of a Tourist Home without an approved Development Permit.

Through the process of investigating numerous public complaints concerning this property, the Town has discovered the property being advertised on AirBNB and VRBO (attachment 4), as evidence of use of the property as a vacation rental (Tourist Home), rather than a dwelling unit.

The Planning Department recommends the Subdivision and Appeal Board uphold the Stop Order for 133 Wapiti Close. A copy of the issued Stop Order, including requirements to bring the property into compliance with the Land Use Bylaw, are included in Attachment I of this report.

## BACKGROUND

### Municipal Government Act

The authority to regulate the use and development of land and buildings is found within Division 5 of the MGA. With respect to a development land use or use of a building is not in accordance with the Town's Land Use Bylaw, section 645 of the MGA provides the municipality the ability to impose an Order to achieve compliance with the Land Use Bylaw:

*645(1) ... if a development authority finds that a development, land use or use of a building is not in accordance with*

- (a) this Part or a land use bylaw or regulations under this Part, or*
  - (b) a development permit or subdivision approval,*
- the development authority may act under subsection (2).*

*645(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to*

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,*
- (b) demolish, remove or replace the development, or*
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,*

*within the time set out in the notice.*

Included in Attachment I of this report includes a copy of the Stop Order issued to the applicant.

An applicant's right to appeal a Stop Order is noted in section 645(3) of the MGA. Grounds for Appeal is contained in section 685 of the MGA, and process and procedure pertaining to an appeal received to a Stop Order is outlined in section 686. Specific details pertaining to the hearing and decision of the SDAB are found in section 687 of the MGA, which are outlined in the "Options for Consideration" section of this report.

### Municipal Development Plan

The Municipal Development Plan (MDP) provides broad direction on the growth and development within the community. Included in the MDP are brief descriptions of neighbourhood categories.

The Neighbourhood Residential category is described as "lands for current and future neighbourhood development of which the primary use is residential. These areas may also contain neighbourhood supporting developments such as local commercial, parks, utilities, and institutional uses."

The subject property is located in a "Neighborhood Residential" category, as reflected in the map below taken from the Municipal Development Plan:

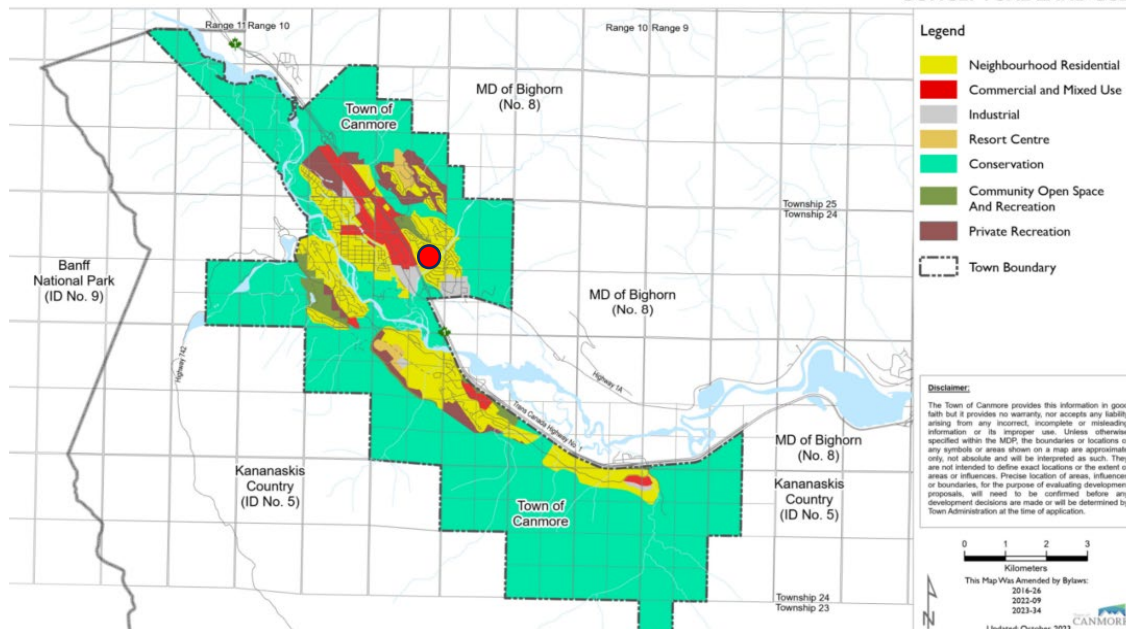


Figure 1: Conceptual Land Use Map from the Municipal Development Plan, 2016. The red dot in the Neighborhood Residential district reflects the approximate location of 133 Wapiti Close.

### Land Use Bylaw

The Land Use Bylaw (LUB) provides general regulation of development, determines the Land Use Districts for properties within the Town and permitted and discretionary uses within those districts. The Land Use Bylaw also defines specific Land Uses in section 13.

Within the LUB, a Tourist Home is a defined use for select land use districts. Section 1.8.0.2 of the Land Use Bylaw states:

*A Tourist Home constitutes a separate and additional development of a Dwelling Unit and requires a Development Permit for its operation.*

Further, section 1.8.0.1 of Land Use Bylaw 2018-22 states:

*Except as provided in this Bylaw, no person shall undertake any development unless:*

- a. *A Development Permit has first been issued pursuant to this Bylaw; and*
- b. *The development is proceeded with in accordance with the conditions of the Development Permit issued; or*
- c. *The development is exempted in accordance with Subsection 1.9 and is otherwise in conformance with this Bylaw.*

Section 1.4.0.2 also notes that “no person shall commence development within the Town of Canmore except in compliance with (the Land Use) Bylaw.”

In addition to the requirement for a Development Permit, the LUB also contains a use-specific subsection (section 8.6) dedicated to technical and operational parameters that must be respected by Tourist Home operators to ensure continued compliance with the Land Use Bylaw.

Provided below are relevant terms and their respective definitions from the Land Use Bylaw:

**Dwelling Unit** means a self-contained room or suite of rooms not available for public use, which normally provide sleeping, washing, sanitary and kitchen facilities, and which is intended for residential use, as opposed to vacation use. A Dwelling Unit shall not include more than one room which, due to its design, plumbing, equipment, and furnishings is or may be used primarily as a kitchen. Examples of this include upper cupboards, a full size fridge, a stove using 220V, and other aspects that may define a kitchen. A Dwelling Unit is characterized as a place in which a person or persons may reside as their primary or secondary residence, with the intent and ability to arrive and leave at their discretion, with the intent to remain for an undetermined or indefinite period (except in accordance with a tenancy agreement under the Residential Tenancies Act or the Mobile Home Sites Tenancies Act) and with the intent to return to the Dwelling Unit following absences for such reasons as vacations. A Dwelling Unit does not include a Shared Ownership Accommodation.

**Residential Use** residential use means the use of a property for the purpose of a residence by a person or persons, and does not include use of the property for commercial purposes. A residential use is one where the occupant has exclusive use of the specific property for an indefinite amount of time except in accordance with a tenancy agreement under the Residential Tenancies Act or the Mobile Homes Site Tenancies Act and for the use of which GST is not payable in accordance with the requirements in the Excise Tax Act of Canada.

**Tourist Home** means a dwelling unit operated as a temporary place to stay, with or without compensation, and includes all vacation rentals of a dwelling unit. The characteristics that distinguish a tourist home from a dwelling unit used as a residence may include any of the following:

- a. the intent of the occupant to stay for short term vacation purposes rather than use the property as a residence; and/or
- b. the commercial nature of a tourist home; and/or
- c. the management or advertising of the dwelling unit as a tourist home or “vacation property”; and/or
- d. the use of a system of reservations, deposits, confirmations, credit cards or other forms of electronic payment.

These examples do not represent an exhaustive list of operating practices that may constitute a tourist home.

Section I.10.0.4 of the LUB notes that “the Development Authority shall not approve a Development Permit for a use that is not listed as a Permitted or Discretionary Use in the relevant Land Use District.”

#### Previous Enforcement History

The Town’s investigation into the use of this property as a Tourist Home dates to 2017. The Town issued a Stop Order in 2018 which was appealed to and upheld by the SDAB (see attachment 2). At this same time violation tickets for operating a Tourist Home were issued and appealed to Provincial Court. Subsequently the Stop Order and enforcement file for the property were closed. Previous evidence of advertising collected for the property is included in attachments 4, 5 and 6, and show continuity of advertising of the property dating back to 2017.

The Town has continued to receive public reports related to this property and has observed the same online advertisements being reposted and has therefore restarted enforcement action against the property.

#### **EXISTING SITE**

The subject site is within the R1 – Residential Detached District. The purpose of the district is:

“to provide for Detached Dwelling units on standard lots with provisions to allow for Accessory Dwelling Units and other compatible residential neighbourhood uses.”

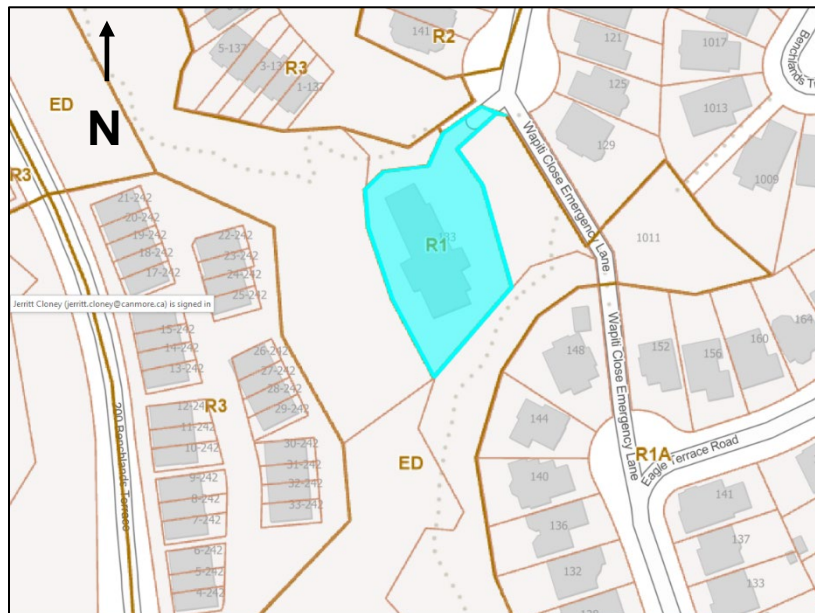


Figure 2: Land Use District Map highlighting the Subject Property.

As the property is zoned R1, Tourist Homes are neither permitted nor discretionary use in the R1 district. (See figure 3 below.)

Section I.10.0.4 of the LUB notes that “the Development Authority shall not approve a Development Permit for a use that is not listed as a Permitted or Discretionary Use in the relevant Land Use District.” Therefore the property is not eligible for approval as a Tourist Home.

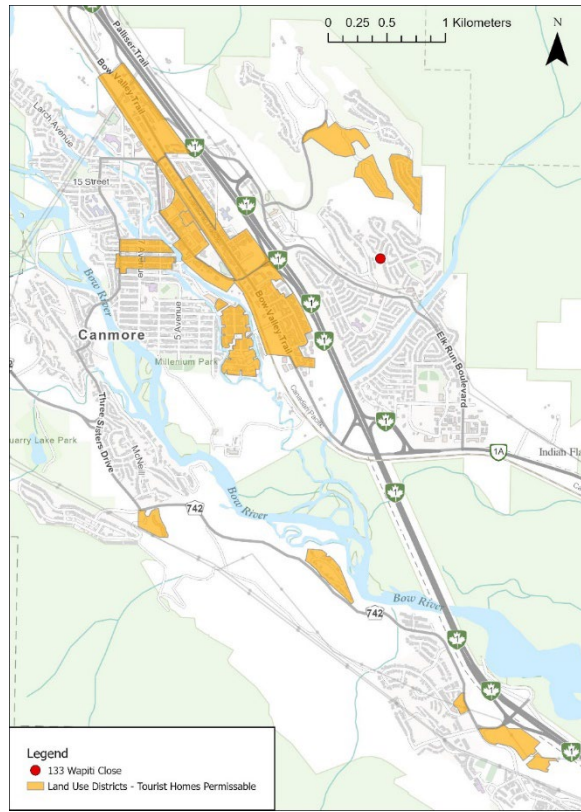


Figure 3: A map denoting different land use districts that may operate Tourist Homes, and the location of 133 Wapiti Close.

The subject property was approved to construct a detached dwelling in 2008, as part of Development Permit 2008-124 and Building Permit 2008-062. From a review of Town records, at no point was the use of a Tourist Home approved by the Development Authority.

Adjacent uses include a variety of residential dwellings, including townhomes, duplexes and detached dwellings. To the south and west portions of the subject property is Environmental District land.

## BYLAW CONFORMANCE DISCUSSION

The Town began receiving recent complaints of the subject property operating as a Tourist Home in spring of 2023. Over the following months, the Town investigated this matter, which included reviewing online postings for the subject property on AirBnB and VRBO (attachment 4), and resident-submitted photographs and reports (selected photographs included in attachment 7).

The advertisements indicate use of the property in a manner which is consistent with the definition of Tourist Home in the Land Use Bylaw. Specifically, the intent of occupants to stay for short-term vacation purposes (nightly rental), the use of a system of reservations, commercial nature of use, and advertising as a vacation property. Neighbourhood reports of a pattern of use involving short-term vacation stays also helped to confirm the use of the property as Tourist Home.

On April 26, 2024, the Town issued a Stop Order for the operation of an unpermitted Tourist Home at the subject property. The Stop Order was issued via the following means:

- 1) A copy of the Stop Order was issued via Registered Mail to the registered owner and address noted on the Certificate of Title for 133 Wapiti Close. This Stop Order was returned to the sender, and a new copy of the Order was issued via registered mail to an alternate mailing address on file with Town.
- 2) A copy of the Stop Order was also issued via registered mail to the subject property. This Order was also returned to the sender.
- 3) A copy of the Stop Order was hand-delivered (posted on-site) to the subject property.

## OPTIONS FOR CONSIDERATION

Section 687 of the MGA provides that, in making a decision on an appeal to a Stop Order, the board:

- May confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the Land Use Bylaw if, in its opinion,
  - the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and

- the proposed development conforms with the use prescribed for that land or building in it.

The Planning Department proposes that the SDAB consider the following options:

1. Confirm the Stop Order.
2. Confirm the Stop Order issued, while adding to, removing, or modifying the remedies for compliance, or the dates to achieve compliance, outlined in the issued Stop Order.
3. Revoke the Stop Order.
4. Postpone the application, pending submission of any additional details requested by the SDAB.

## **RECOMMENDATION**

Planning recommends that the Subdivision & Development Appeal Board CONFIRM the Stop Order for 133 Wapiti Close and order the appellant to take mitigating measures on this matter, as described in Attachment 2.

## **ATTACHMENTS:**

- Attachment 1: Stop Order (2024)
- Attachment 2: Previous Board Order for Appeal No. 2018-005
- Attachment 3: Certificate of Title
- Attachment 4: Copies of advertising gathered April 11, 2024
- Attachment 5: Copies of advertising gathered 2019
- Attachment 6: Copies of advertising gathered 2017
- Attachment 7: Select photographs supplied by the public



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**Eric Bjorge**  
Planning and Development  
Supervisor



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**Jerritt Cloney**  
Planning Technician





## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

### STOP ORDER

(Section 645 of the *Municipal Government Act*)

Issued on April 26, 2024

File: CEZONE202300011

Issued to Hans Herchen by Registered Mail  
15419 Whitemud Road  
Edmonton, AB, T6H 4N5

**Issued to the Occupiers of:**

**133 Wapiti Close**

**Lot: 76, Block 2, Plan 9811923**

**Canmore, AB T1W 3B2**

**by hand delivery and registered mail**

**Re: Operation of a Tourist Home without a Development Permit**

**133 Wapiti Close**

**Lot 76, Block 2, Plan 9811923 (the "Property")**

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The Development Authority of the Town of Canmore hereby issues this Stop Order pursuant to section 645 of the *Municipal Government Act*, RSA 2000, c M-26 with respect to the Property described above.

**Bylaw Contravention: Unpermitted Tourist Home**

The Development Authority has identified an unpermitted Tourist Home in operation on the Property which is in contravention of Town of Canmore Land Use Bylaw (LUB) 2018-22.

The dwelling unit on the Property was found to be advertising as a Tourist Home on the following websites:

- [www.airbnb.ca](http://www.airbnb.ca) ("Rocky Mountain Estate")
- [www.vrbo.com](http://www.vrbo.com) ("Stunning Rocky Mountain Retreat w/ Breathtaking mountain Views; Safe and Private")

Section 1.8.0.1 of Land Use Bylaw 2018-22 states:

Except as provided in this Bylaw, no person shall undertake any development unless:

- a. A Development Permit has first been issued pursuant to this Bylaw; and
- b. The development is proceeded with in accordance with the conditions of the Development Permit issued; or
- c. The development is exempted in accordance with Subsection 1.9 and is otherwise in conformance with this Bylaw.

In addition, section 1.8.0.2 of the Land Use Bylaw states:

A Tourist Home constitutes a separate and additional development of a Dwelling Unit and requires a Development Permit for its operation.

A Tourist Home is defined in Section 13 of the Land Use Bylaw as:

**Tourist Home** means a dwelling unit operated as a temporary place to stay, with or without compensation, and includes all vacation rentals of a dwelling unit. The characteristics that distinguish a tourist home from a dwelling unit used as a residence may include any of the following:

- a. the intent of the occupant to stay for short term vacation purposes rather than use the property as a residence; and/or
- b. the commercial nature of a tourist home; and/or
- c. the management or advertising of the dwelling unit as a tourist home or “vacation property”; and/or
- d. the use of a system of reservations, deposits, confirmations, credit cards or other forms of electronic payment.

These examples do not represent an exhaustive list of operating practices that may constitute a tourist home.

The property falls within the R1 Residential Detached District. A Development Permit (permit no. DP2008-124) was issued on May 8, 2008 for a single detached dwelling. A Development Permit has not been issued to operate a Tourist Home on the Property. Additionally, a “Tourist Home” is not a use contained within either sections 3.1.1 & 3.1.2 of the Land Use Bylaw, which provide permitted or discretionary uses for the R1 Residential Detached District.

### **Stop Order**

Section 645 of the Municipal Government Act states:

- (1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
  - (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval,the development authority may act under subsection (2).
- (2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to
  - (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,within the time set out in the notice.

### **Remedies to Stop Order**

Pursuant to Section 645(2) of the *Municipal Government Act*, **on or before May 18, 2024** you are hereby ordered to take the following actions:

1. Cease all use of the lands and buildings on the Property as a Tourist Home.
2. Provide the Town with evidence that you have ceased all operation and advertisement of the property as a Tourist Home by:

- a. Consenting to an inspection of the Property (including the lands and within all buildings) and photographs to be taken thereof. The inspection is to take place no later than one week from May 18, 2024, that being on or before May 25, 2024; or,
  - b. Preparing and submitting a Statutory Declaration by the owner(s) of the Property declaring a Tourist Home, as defined by the Town of Canmore Land Use Bylaw 2018-22, will not be operated or advertised at the Property. The Statutory Declaration shall be completed and submitted to the Development Authority no later than one week from May 18, 2024, that being on or before May 25, 2024.
3. Provide the Town with evidence, to the satisfaction of the Development Authority, that all reservations after May 18, 2024 to use the property as a Tourist Home, have been cancelled.

### **Enforcement of Stop Order**

Please be advised that failure to comply with this Stop Order may result in the Town taking steps at your expense (including paying for the Town's legal expenses) to enforce this Stop Order pursuant to s. 646 of the *Municipal Government Act* or other legal action permissible by law.

Further, Part 17 of the MGA and section 1.22 of the LUB allow for the issuance of a Stop Order where a development or use of land or buildings does not comply with the MGA and the LUB.

As detailed in Appendix B, these steps can apply against your property.

Please be advised that pursuant to Section 646 of the *Municipal Government Act*, in the event a person fails to comply with this Order, the Town may, in accordance with section 542, "enter on the land or building and take any action necessary to carry out the order". Section 646 also authorizes the Town to register a caveat under the *Land Titles Act* in respect of this order against the title for the Property.

Section 553 of the *Municipal Government Act* allows the Town to add the costs and expenses of carrying out an order to the tax roll of the Property.

### **Right of Appeal**

Please be advised that pursuant to Section 685 of the *Municipal Government Act*, you have the right to appeal this Stop Order to the Subdivision and Development Appeal Board (SDAB). If you wish to exercise this right, written notice of an appeal must be received by the Secretary of the Subdivision and Development Appeal Board by emailing [sdab@canmore.ca](mailto:sdab@canmore.ca) within 21 days after the date the order was made. Please note there is a \$500 fee to submit an appeal. For additional information on submitting an appeal, please visit [canmore.ca/sdab](http://canmore.ca/sdab).

Remedies described above are subject to the decisions made by the SDAB. Should an appeal be heard, the SDAB has the authority to add, remove or adjust remedies described within this Stop Order.

### **Contact**

If you have any questions about this Stop Order, please do not hesitate to contact Jerritt Cloney using the contact information provided below.

Sincerely,

A handwritten signature in black ink that reads "J Cloney". The signature is written in a cursive style with a large, looped initial "J".

**Jerritt Cloney**

Development Officer, Planning and Development - Town of Canmore

**P:** 403.678.8935

**E:** [jerritt.cloney@canmore.ca](mailto:jerritt.cloney@canmore.ca)

Town of Canmore  
902 7th Avenue  
Canmore, Alberta T1W 3K1  
Phone: 403.678.1500 | Fax: 403.678.1534  
www.canmore.ca



**SUBDIVISION & DEVELOPMENT APPEAL BOARD ORDER**

**APPEAL NO. 2018-005  
BE 2017-128**

ORDER OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, DATED FEBRUARY 06, 2018

(Board Members Hearing the Appeal: Councillor Vi Sandford, Mr. Ron Casey, Mr. Greg Birch, Ms. Rochelle Harding, Mr. Harry Scott)

AND IN THE MATTER of the Municipal Government Act Revised Statues of Alberta 2000, Chapter M-26, as amended;

AND IN THE MATTER of an appeal by Hans Herchen against a non-conforming use; illegal tourist home – appeal of stop order for BE2017-128.

This appeal hearing having been duly opened before the Subdivision & Development Appeal Board on February 06, 2018.

AND UPON hearing oral submissions from the Development Officer.

AND UPON hearing oral and written submissions from the public.

AND UPON having regard to the Town of Canmore Land Use Bylaw No. 22 of 2010 (Bylaw), the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended and other relevant planning documents;

**DECISION**

**BE2017-128**

**133 Wapiti Close**

**Lot 76 Block 2 plan 981 1923**

**Non-Conforming Use: Illegal Tourist Home**

**Appeal against a Stop Order**

**FINDINGS OF FACT**

1. The subject property is in an R1 district and tourist homes are neither a permitted nor a discretionary use.
2. At the time the Stop Order was issued, there was an advertisement on a website listing the property as a vacation home.

3. The advertising of 133 Wapiti Close for short-term vacation purposes is consistent with the definition of a tourist home in Section 16 of the Land Use Bylaw 22-2010.
4. Two adjacent property owners spoke in opposition to the appeal.

**THE BOARD THEREFORE ORDERS THAT**

The appeal be DENIED and the Stop Order be UPHELD.

**REASONS:**

1. The property as of December 21, 2017 was being advertised as a tourist home.
2. Tourist home use in a R1 district is neither a permitted nor a discretionary use.
3. The Board accepts the evidence provided by adjacent property owners that the tourist home is having an adverse effect on neighbourhood amenities.

*Feb 15, 2018*

Date Signed

*Ron Casey*

CHAIRPERSON RON CASEY  
SUBDIVISION & DEVELOPMENT APPEAL

A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or questions of jurisdiction or law pursuant Section 688 (1) & (2) of the Municipal Government Act Statutes of Alberta, 1994, Chapter M-26.1, as amended.

An application for leave to appeal to the Court of Queens Bench shall be made:

- a) to a judge of the Appellant Division, and; within 30 days after the issue of the order, decision, permit or approval sought to be appeal.



LAND TITLE CERTIFICATE

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0027 543 009                                      9811923;2;76                                      131 013 517

LEGAL DESCRIPTION  
 PLAN 9811923  
 BLOCK 2  
 LOT 76  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;10;24;33;NE

MUNICIPALITY: TOWN OF CANMORE

REFERENCE NUMBER: 061 252 084

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 013 517	15/01/2013	TRANSFER OF LAND	\$2,800,000	SETTLEMENT

OWNERS

HANS HERCHEN  
 OF 15419 WHITEMUD ROAD  
 EDMONTON  
 ALBERTA T6H 4N5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
981 206 221	13/07/1998	CAVEAT RE : RESTRICTIVE COVENANT
981 206 225	13/07/1998	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF CANMORE. AS TO PORTION OR PLAN:9811924
981 206 227	13/07/1998	RESTRICTIVE COVENANT AS TO PORTION OR PLAN:9811925

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 131 013 517

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
131 013 518	15/01/2013	RELEASE OF DOWER RIGHTS BY - NONI HERCHEN

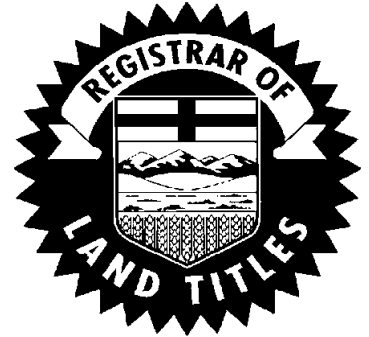
211 004 922	08/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - BANK OF MONTREAL. 865 HARRINGTON COURT BURLINGTON ONTARIO L7N3P3 AGENT - HEATHER HEENAN
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TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 5 DAY OF JUNE, 2024 AT 04:17 P.M.

ORDER NUMBER: 50713193

CUSTOMER FILE NUMBER: 133 Wapiti



\*END OF CERTIFICATE\*

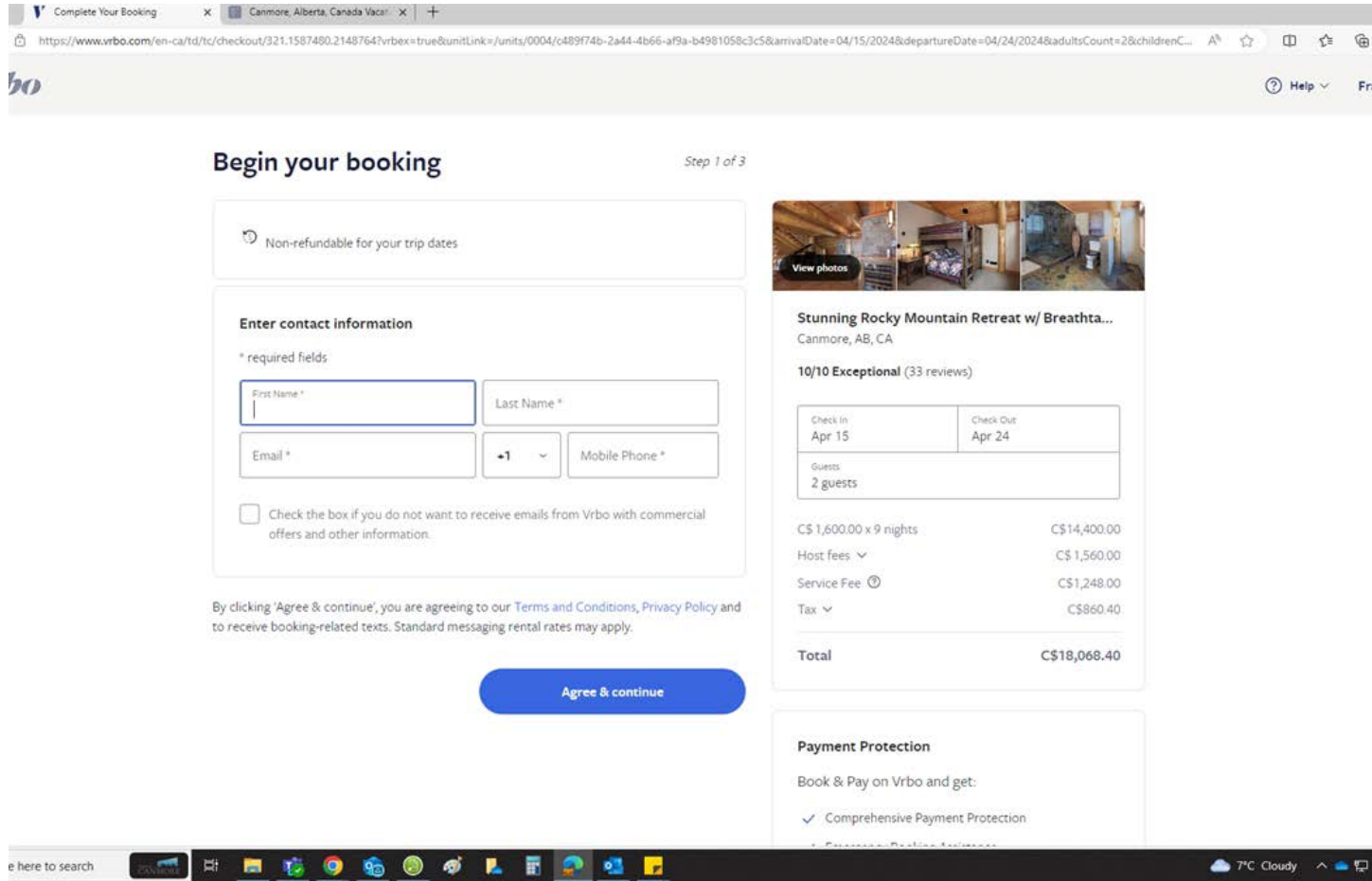
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2023-0572

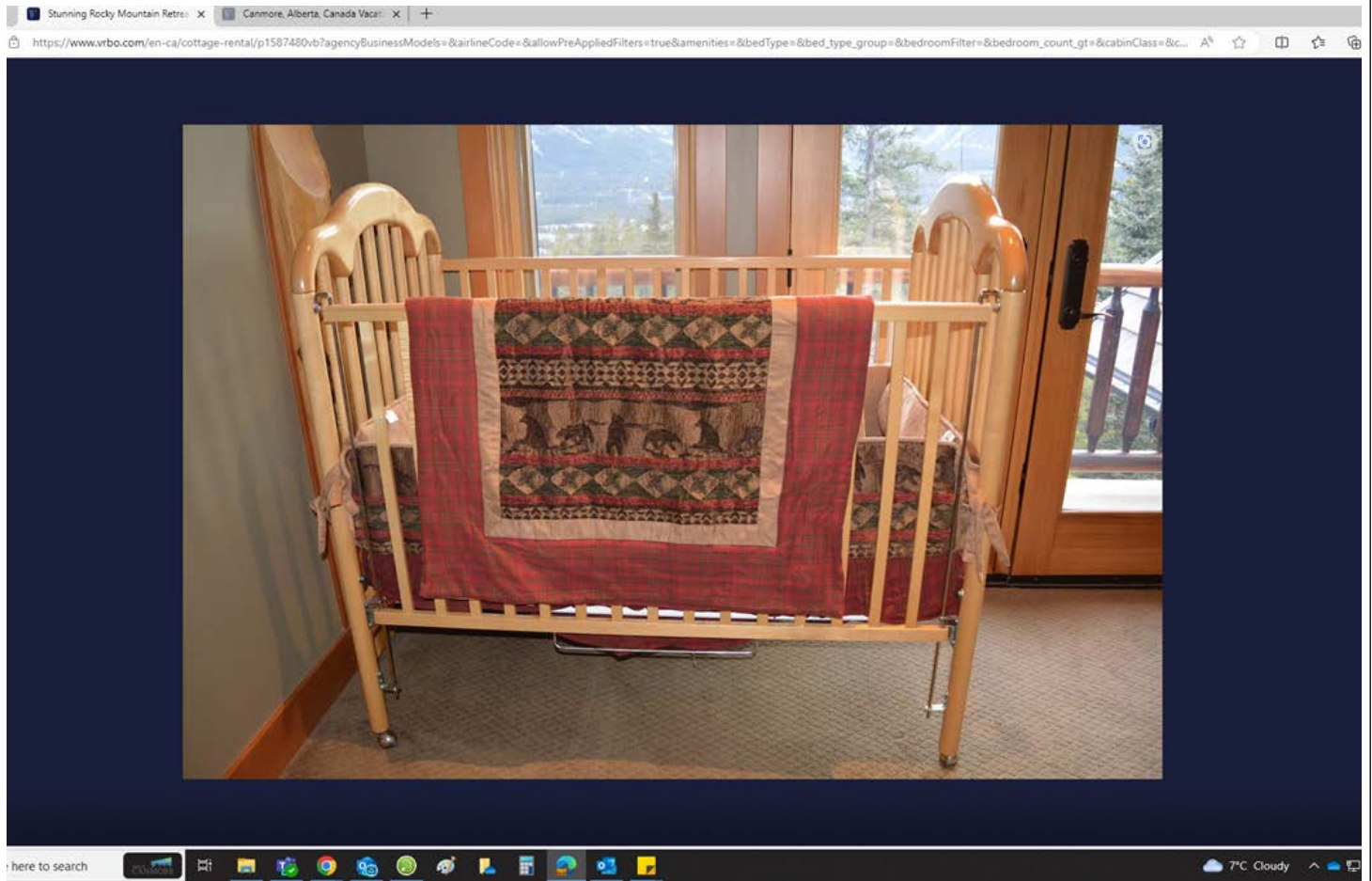
Digital Media # 5

Title	Description														
 <p><b>Begin your booking</b> <span style="float: right;">Step 1 of 3</span></p> <p>Non-refundable for your trip dates</p> <p><b>Enter contact information</b></p> <p>* required fields</p> <p>First Name *      Last Name *</p> <p>Email *      +1      Mobile Phone *</p> <p><input type="checkbox"/> Check the box if you do not want to receive emails from Vrbo with commercial offers and other information.</p> <p>By clicking 'Agree &amp; continue', you are agreeing to our <a href="#">Terms and Conditions</a>, <a href="#">Privacy Policy</a> and to receive booking-related texts. Standard messaging rental rates may apply.</p> <p style="text-align: center; background-color: #007bff; color: white; padding: 5px; border-radius: 10px; display: inline-block;">Agree &amp; continue</p>	<p><b>Stunning Rocky Mountain Retreat w/ Breatha...</b> Canmore, AB, CA</p> <p><b>10/10 Exceptional</b> (33 reviews)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Check In Apr 15</td> <td style="padding: 5px;">Check Out Apr 24</td> </tr> <tr> <td colspan="2" style="padding: 5px;">Guests 2 guests</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">C\$ 1,600.00 x 9 nights</td> <td style="text-align: right; padding: 5px;">C\$ 14,400.00</td> </tr> <tr> <td style="padding: 5px;">Host fees</td> <td style="text-align: right; padding: 5px;">C\$ 1,560.00</td> </tr> <tr> <td style="padding: 5px;">Service Fee</td> <td style="text-align: right; padding: 5px;">C\$ 1,248.00</td> </tr> <tr> <td style="padding: 5px;">Tax</td> <td style="text-align: right; padding: 5px;">C\$ 860.40</td> </tr> <tr style="border-top: 1px solid black;"> <td style="padding: 5px;"><b>Total</b></td> <td style="text-align: right; padding: 5px;"><b>C\$ 18,068.40</b></td> </tr> </table> <p><b>Payment Protection</b></p> <p>Book &amp; Pay on Vrbo and get:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Comprehensive Payment Protection</li> </ul>	Check In Apr 15	Check Out Apr 24	Guests 2 guests		C\$ 1,600.00 x 9 nights	C\$ 14,400.00	Host fees	C\$ 1,560.00	Service Fee	C\$ 1,248.00	Tax	C\$ 860.40	<b>Total</b>	<b>C\$ 18,068.40</b>
Check In Apr 15	Check Out Apr 24														
Guests 2 guests															
C\$ 1,600.00 x 9 nights	C\$ 14,400.00														
Host fees	C\$ 1,560.00														
Service Fee	C\$ 1,248.00														
Tax	C\$ 860.40														
<b>Total</b>	<b>C\$ 18,068.40</b>														

<b>Prepared By:</b> BARNES, RICHARD(BARNES)	<b>Submitted Date</b> 2024/05/31 2:45 PM
<b>Signature</b>	<b>Reviewed By/Date</b>

Digital Media # 6

Title	Description
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**Prepared By:**  
BARNES, RICHARD(BARNES)

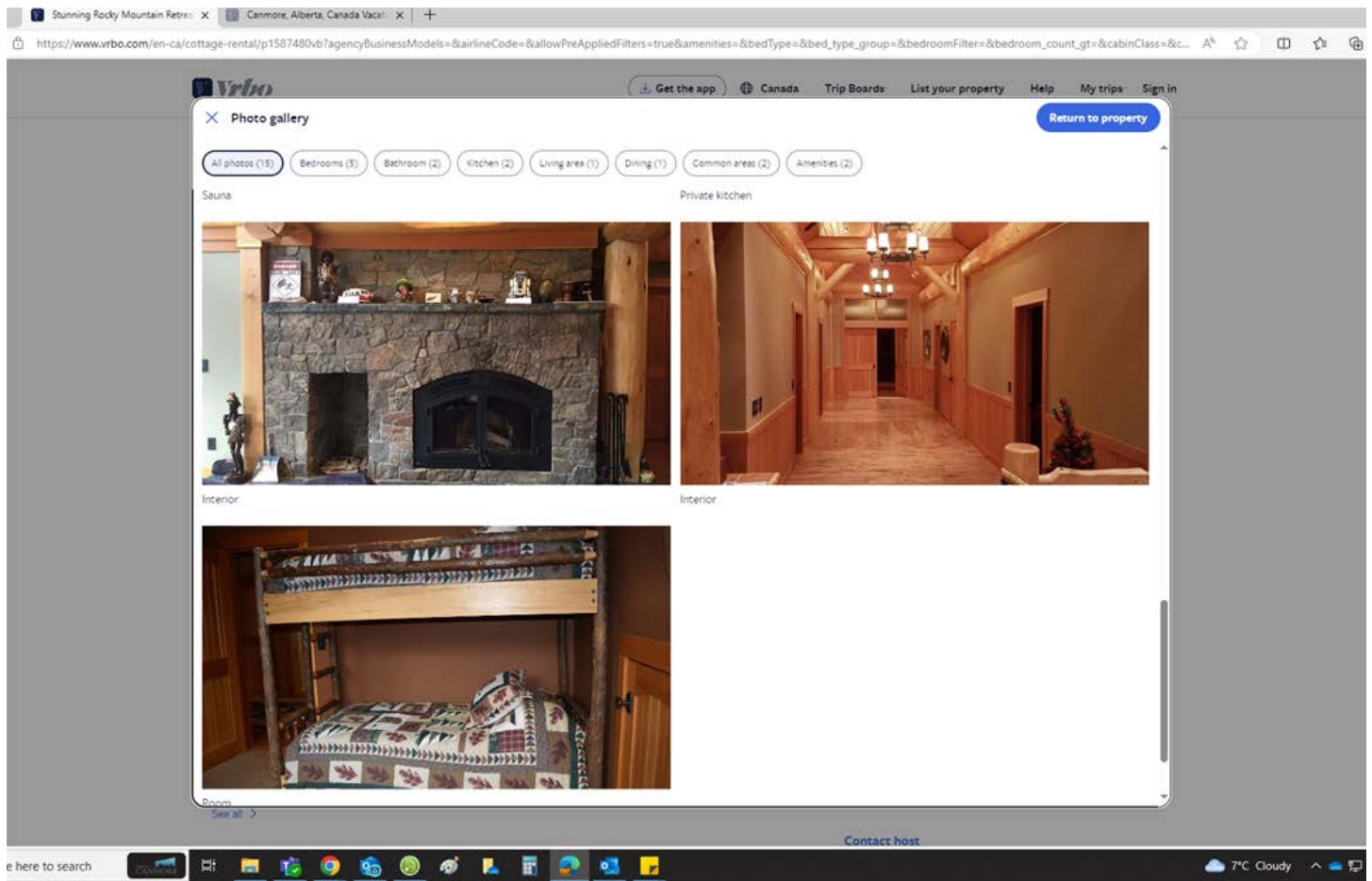
**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 7

Title	Description
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**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

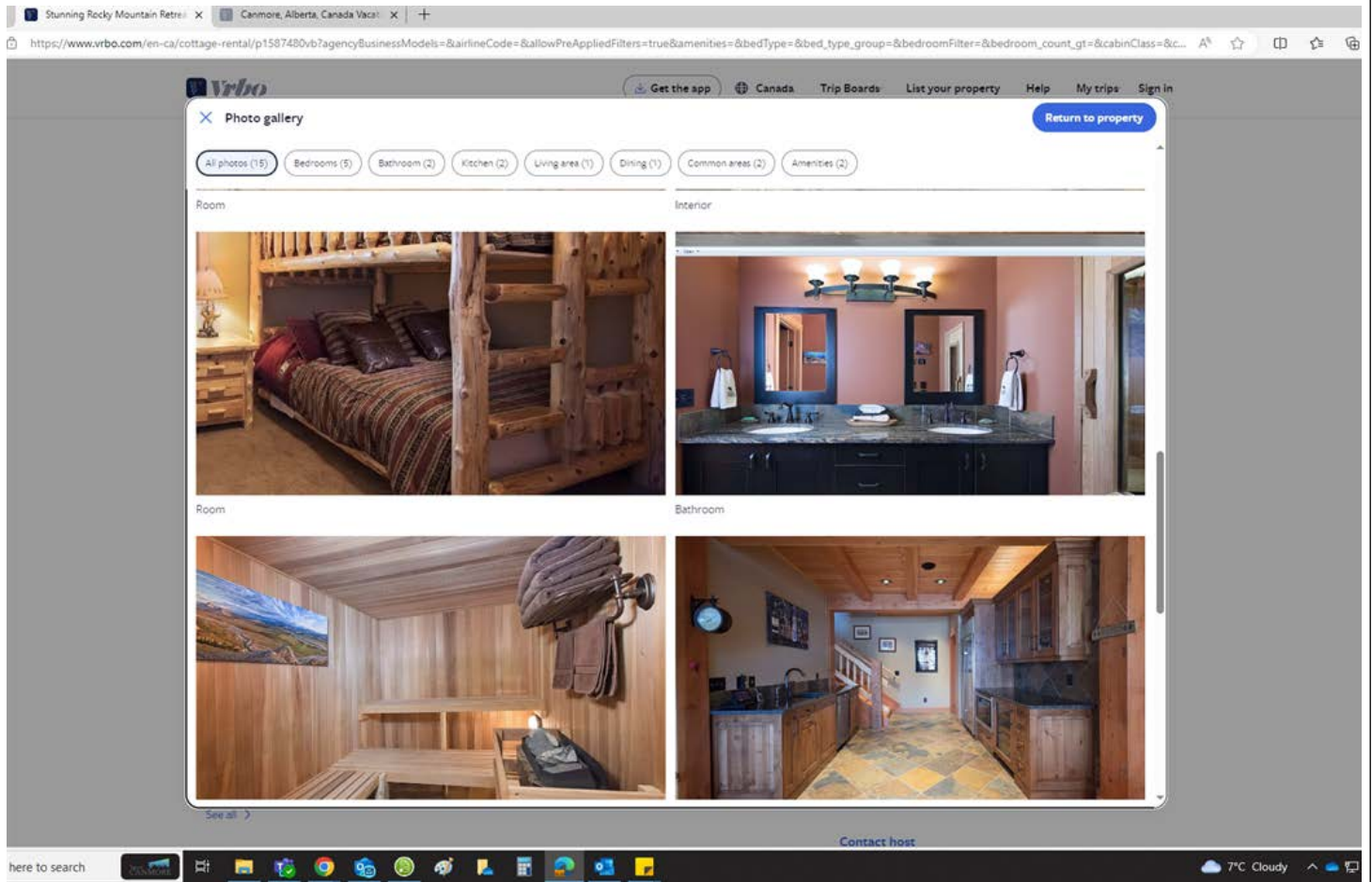
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 8

Title	Description
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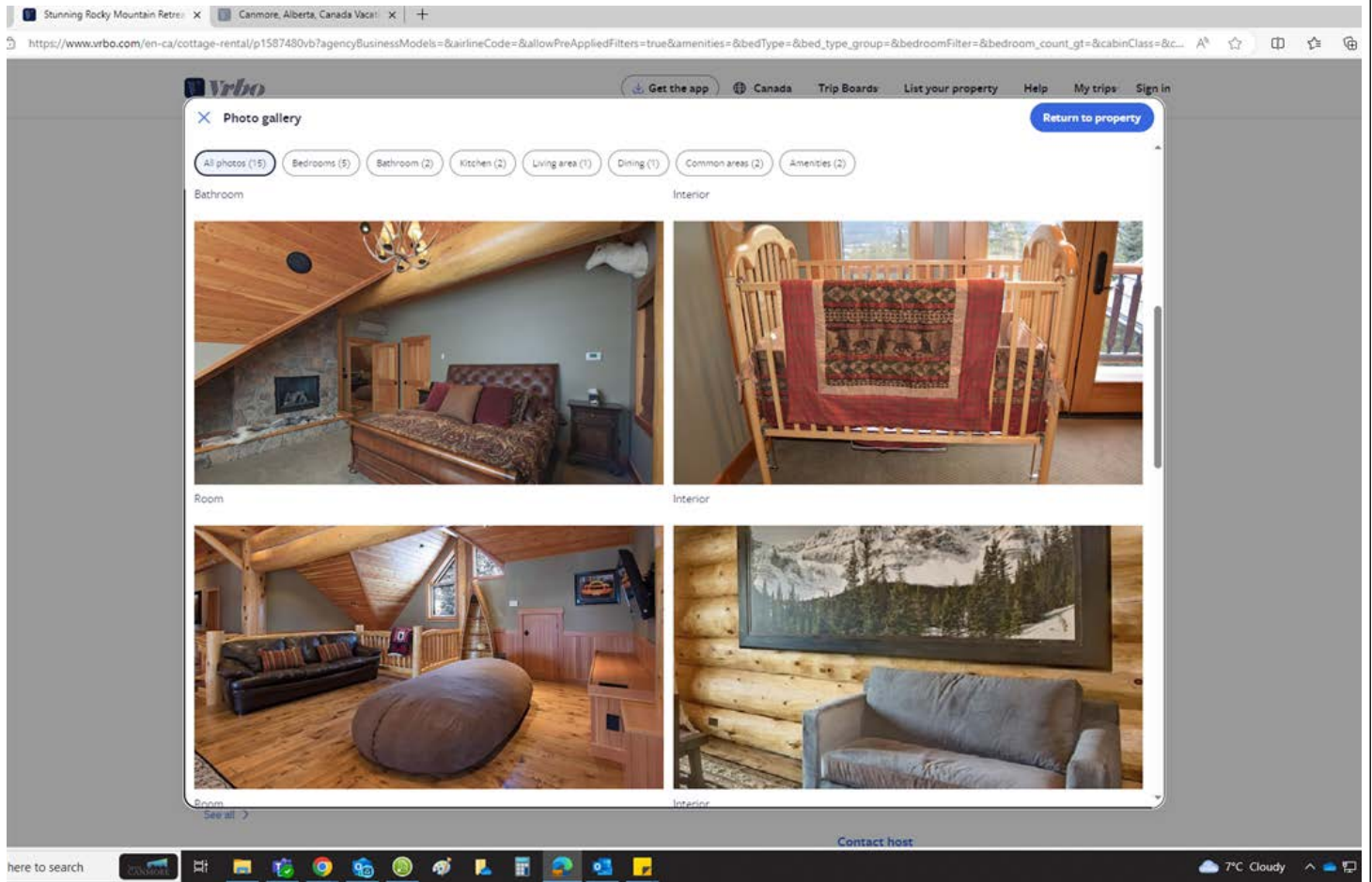
**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Title	Description
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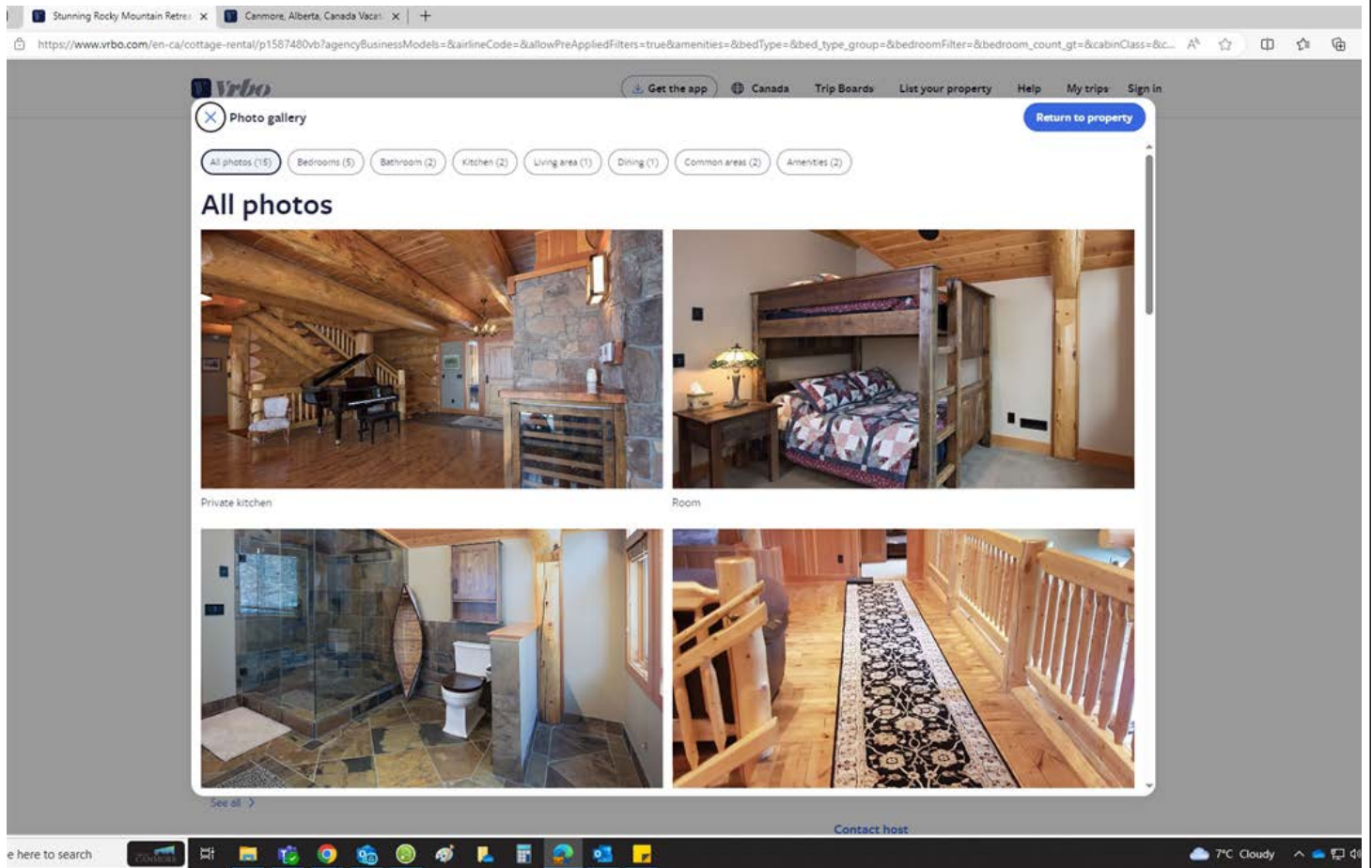
**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Title	Description
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**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 11

Title	Description
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Stunning Rocky Mountain Retreat | Canmore, Alberta, Canada Vacation

https://www.vrbo.com/en-ca/cottage-rental/p1587480vb7agencyBusinessModels=&airlineCode=&allowPreAppliedFilters=true&amenities=&bedType=&bed\_type\_group=&bedroomFilter=&bedroom\_count\_gt=&cabinCl...

Overview Amenities Policies **Host** Save Book now

**Excellent Mountain Getaway**  
 Liked: Cleanliness, check-in, communication, location, listing accuracy  
 This home had ample room for our families and had every spectacular amenities. Gorgeous views from the home and it was easy to access the town and surrounding natural areas. The property manager was especially excellent with communication during the nationwide blackout on one cell network. This home is worth it for an extravagant stay in the mountains.  
 Stayed 3 nights in Jul 2022  
 0 likes

**8/10 Good**  
 James B.  
 26 Jan 2022  
 Liked: Cleanliness, check-in, communication, location, listing accuracy  
**Great vacation**  
 We really enjoyed our Christmas in January with family. The house was great. Location great. We would book again.  
 Stayed 3 nights in Jan 2022  
 0 likes

See all reviews

**About the host** Hosted by Sheena

Send a message [Contact host](#)

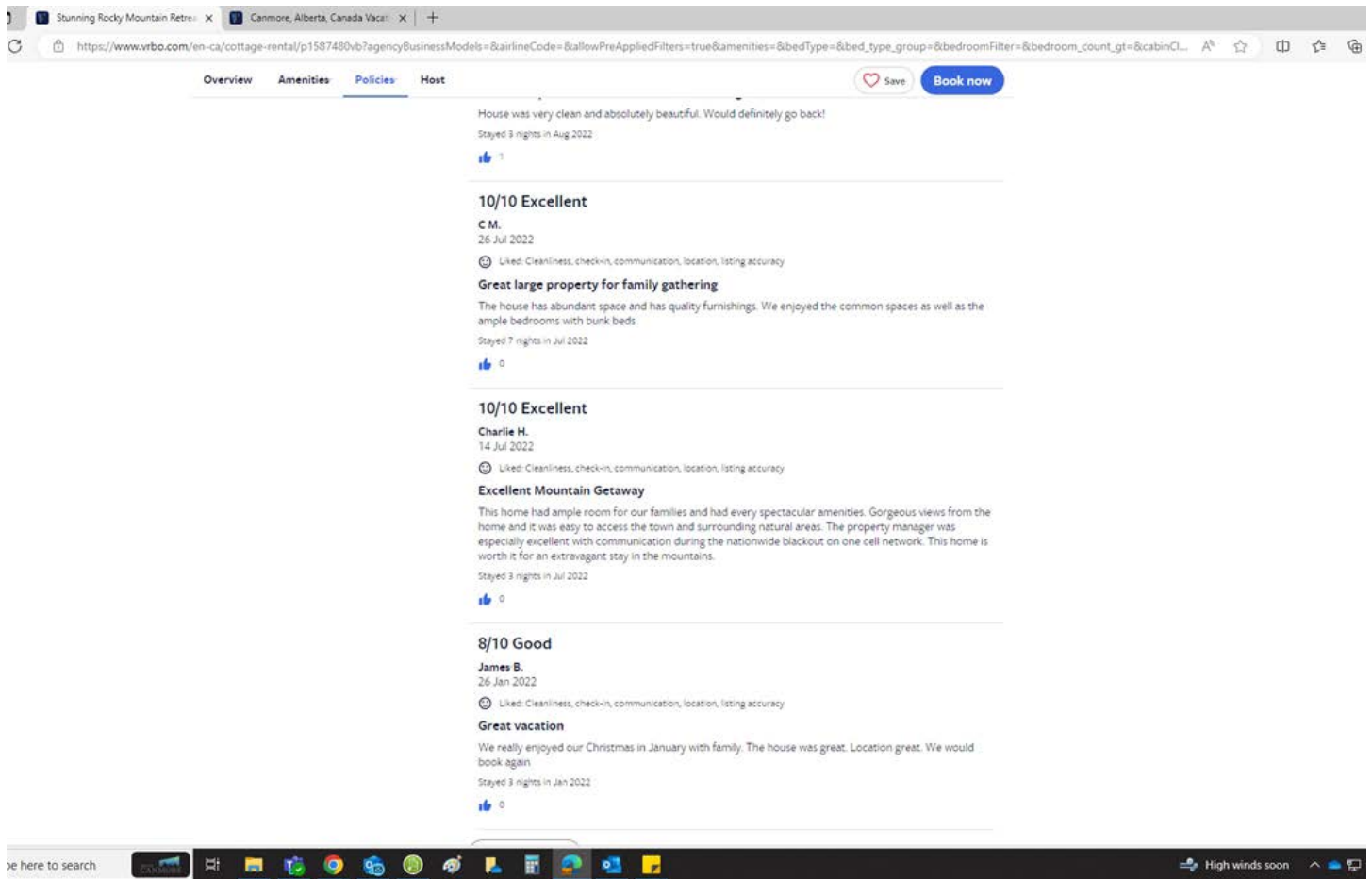
Similar properties with availability

Close to Silvertip Golf Course

Taskbar: High winds soon

<b>Prepared By:</b> BARNES, RICHARD(BARNES)	<b>Submitted Date</b> 2024/05/31 2:45 PM
<b>Signature</b>	<b>Reviewed By/Date</b>

Title Description



Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date



Title Description

The screenshot shows a web browser window with the URL: https://www.vrbo.com/en-ca/cottage-rental/p1587480vb?agencyBusinessModels=&airlineCode=&allowPreAppliedFilters=true&amenities=&bedType=&bed\_type\_group=&bedroomFilter=&bedroom\_count\_gt=&cabinCL... The page displays a list of reviews for a property. Each review is a 10/10 'Excellent' rating. The reviews are as follows:

- Brian R.**, 29 May 2023: Liked: Cleanliness, check-in, communication, location, listing accuracy. **Golf Trip**. Top notch stay. Comfortably accommodated a large group in every way you could ask. Will definitely recommend. Stayed 3 nights in May 2023.
- Jeff P.**, 18 Jan 2023: Liked: Cleanliness, check-in, communication, location, listing accuracy. **Great spot**. Everything was exactly as expected. Top end quality and an amazing property top to bottom. We will be back. Stayed 2 nights in Jan 2023.
- Matthew P.**, 4 Sep 2022: Liked: Cleanliness, check-in, communication, location, listing accuracy. **Guys trip**. Amazing location absolutely beautiful property. Stayed 3 nights in Sep 2022.
- Michael Hengen H.**, 10 Aug 2022: Liked: Cleanliness, check-in, communication, location, listing accuracy. **Awesome place! Beautiful home and amazing views**. House was very clean and absolutely beautiful. Would definitely go back! Stayed 3 nights in Aug 2022.

The Windows taskbar at the bottom shows various application icons and a weather widget indicating 'High winds soon'.

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date

Title	Description
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The screenshot shows a Vrbo property listing page. At the top, there are browser tabs for 'Stunning Rocky Mountain Retreat' and 'Canmore, Alberta, Canada Vacation Rentals'. The URL is 'https://www.vrbo.com/en-ca/cottage-rental/p1587480vb?agencyBusinessModels=&airlineCode=&allowPreAppliedFilters=true&amenities=&bedType=&bed\_type\_group=&bedroomFilter=&bedroom\_count\_gt=&cabinCl...'. Navigation tabs include 'Overview', 'Amenities', 'Policies', and 'Host'. There are 'Save' and 'Book now' buttons. The main content area displays safety information: 'Host has indicated there is a smoke detector on the property' and 'Safety features at this property include a fire extinguisher, a first aid kit, and a deadbolt lock'. A rating summary shows '10 Exceptional' with 33 reviews. A bar chart shows the distribution of ratings: 10 - Excellent (30), 8 - Good (3), 6 - Okay (0), 4 - Poor (0), and 2 - Terrible (0). Below this, specific review highlights are shown: '10/10 Cleanliness' and '10/10 Check-in' by Dwain L. (14 Mar 2024) with the title 'Great meeting and family facility'; '9.8/10 Communication' and '10/10 Location' by Ryan J. (11 Oct 2023) with the title 'Mountain Delight'; and '9.8/10 Listing accuracy' by Maureen E. (20 Sep 2023) with the title 'Awesome!'. The bottom of the screenshot shows a Windows taskbar with various application icons and a system tray showing '7°C Cloudy'.

**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Title

Description

The screenshot shows a VRBO rental listing page for a property in Canmore, Alberta, Canada. The page is viewed in a browser window with the URL: https://www.vrbo.com/en-ca/cottage-rental/p1587480vb7agencyBusinessModels=&airlineCode=&allowPreAppliedFilters=true&amenities=&bedType=&bed\_type\_group=&bedroomFilter=&bedroom\_count\_gt=&cabinCl... The page has tabs for Overview, Amenities, Policies, and Host. The Policies tab is active, showing 'House Rules' and 'Cancellation' sections. The 'House Rules' section includes: Check in after 4:00 PM, Check out before 11:00 AM, Minimum age to rent: 21, Children allowed: ages 0-17, No events allowed, No pets allowed, and Smoking is not permitted. A note states: 'All reservations are expected to abide by Alberta Covid restrictions.' The 'Cancellation' section shows a 'No refund' policy with a timeline from 'Today' to 'Check-in'. Below this, it says 'Until Apr. 15 No refund. If you change or cancel your booking you will not get a refund or credit to use for a future stay.' The 'Important information' section is titled 'You need to know' and lists: 'Extra-person charges may apply and vary depending on property policy', 'Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges', 'Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed', 'Onsite parties or group events are strictly prohibited', 'Host has indicated there is a carbon monoxide detector on the property', 'Host has indicated there is a smoke detector on the property', and 'Safety features at this property include a fire extinguisher, a first aid kit, and a deadbolt lock'. The browser's taskbar at the bottom shows various application icons and system tray information including '7°C Cloudy'.

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date

Title	Description
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Stunning Rocky Mountain Retreat w/ Breathtaking mountain Views; Safe and Private

Superb location for family or friend gatherings and reunions as well as business retreats. Enjoy authentic log home with all the amenities and more. This property has breath-taking views of the Rockies with close proximity to local grocery stores, restaurants, shopping, skiing, golfing, and hiking trails.

Also enjoy a world class private saloon that is designed for entertaining groups in a bespoke setting for enjoying a drink, enjoying cigars and beautiful surround sound. This room is fully ventilated and the ultimate experience in a private club atmosphere.

We do not share photos but are confident you will be thrilled.

It's an grand experience in the heart of the Canadian Rockies!

Please contact property manager for more details.  
All reservations are expected to abide by Alberta Covid restrictions

**Property manager**  
Sheena

**Amenities**

- Hot tub
- Washer
- Free WiFi
- Kitchen
- Dryer
- Air conditioning

**House Rules**

- Check in after 4:00 PM
- Minimum age to rent: 21

**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Title Description

Stunning Rocky Mountain Retreat: x Canmore, Alberta, Canada Vacation Rental: x

https://www.vrbo.com/en-ca/cottage-rental/p1587480vb?agencyBusinessModels=&airlineCode=&allowPreAppliedFilters=true&amenities=&bedType=&bed\_type\_group=&bedroomFilter=&bedroom\_count\_gt=&cabinCl...

Overview Amenities Policies Host Save

**Popular amenities**

- Hot tub
- Washer
- Free WiFi
- Fireplace
- Dryer
- Kitchen

See all >

**Local highlights**

- Silvertip Golf Course 15 min walk
- Canmore Recreation Centre 8 min drive
- Canmore Caverns 8 min drive
- Calgary, AB (YYC-Calgary Intl.) 79 min drive

View in a map See more >

Canmore, AB

**CA\$1,600 per night**

Non-refundable ⓘ

Your dates are available

Start date Apr 15 End date Apr 24

Travellers 2 travellers

**Total CA\$18,068**

[Price details](#)

**Book now**

You will not be charged yet

[Contact host](#)

**Rooms & beds**

6 bedrooms (sleeps 16)

4 bathrooms, 1 half bathroom

Bathroom 1 Bathroom 2 Bathroom 3

Bathroom 4 Bathroom 5

**Spaces**

- Deck or patio
- Kitchenette
- Porch or lanai
- Office
- Kitchen
- Balcony

ere to search 7°C Cloudy

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date

Title	Description
-------	-------------

House in Canmore, AB

### Stunning Rocky Mountain Retreat w/ Breathtaking mountain Views; Safe and Private

10/10 Exceptional  
See all 33 reviews >

6 bedrooms    4+ bathrooms    Sleeps 16

**Popular amenities**

- Hot tub
- Washer
- Free WiFi
- Fireplace
- Dryer
- Kitchen

CA\$1,600 per night

Non-refundable ⓘ  
Your dates are available

Start date: Apr 15    End date: Apr 24

Travellers: 2 travellers

**Total** CA\$18,068  
[Price details](#)

**Book now**  
You will not be charged yet

[Contact host](#)

**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 19

Title Description

\$2,415 CAD night

5 nights

Apr 11, 2024 - Apr 16, 2024

CHECK-IN  
4/11/2024



CHECKOUT  
4/16/2024



October 2024

November 2024



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30



[Clear dates](#)

**Close**

Report this listing

**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 20

Title Description

\$2,415 CAD night

5 nights

Apr 11, 2024 - Apr 16, 2024

CHECK-IN  
4/11/2024



CHECKOUT  
4/16/2024



August 2024

September 2024



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					



Clear dates

Close

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date



Digital Media # 21

Title Description

5 nights

Apr 11, 2024 - Apr 16, 2024

CHECK-IN  
4/11/2024



CHECKOUT  
4/16/2024



June 2024

July 2024



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													



[Clear dates](#)

**Close**

[Report this listing](#)

**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 22

Title Description

\$2,415 CAD night

5 nights

Apr 11, 2024 - Apr 16, 2024

CHECK-IN

4/11/2024



CHECKOUT

4/16/2024



April 2024

May 2024



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	



[Clear dates](#)

**Close**

[Report this listing](#)

**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

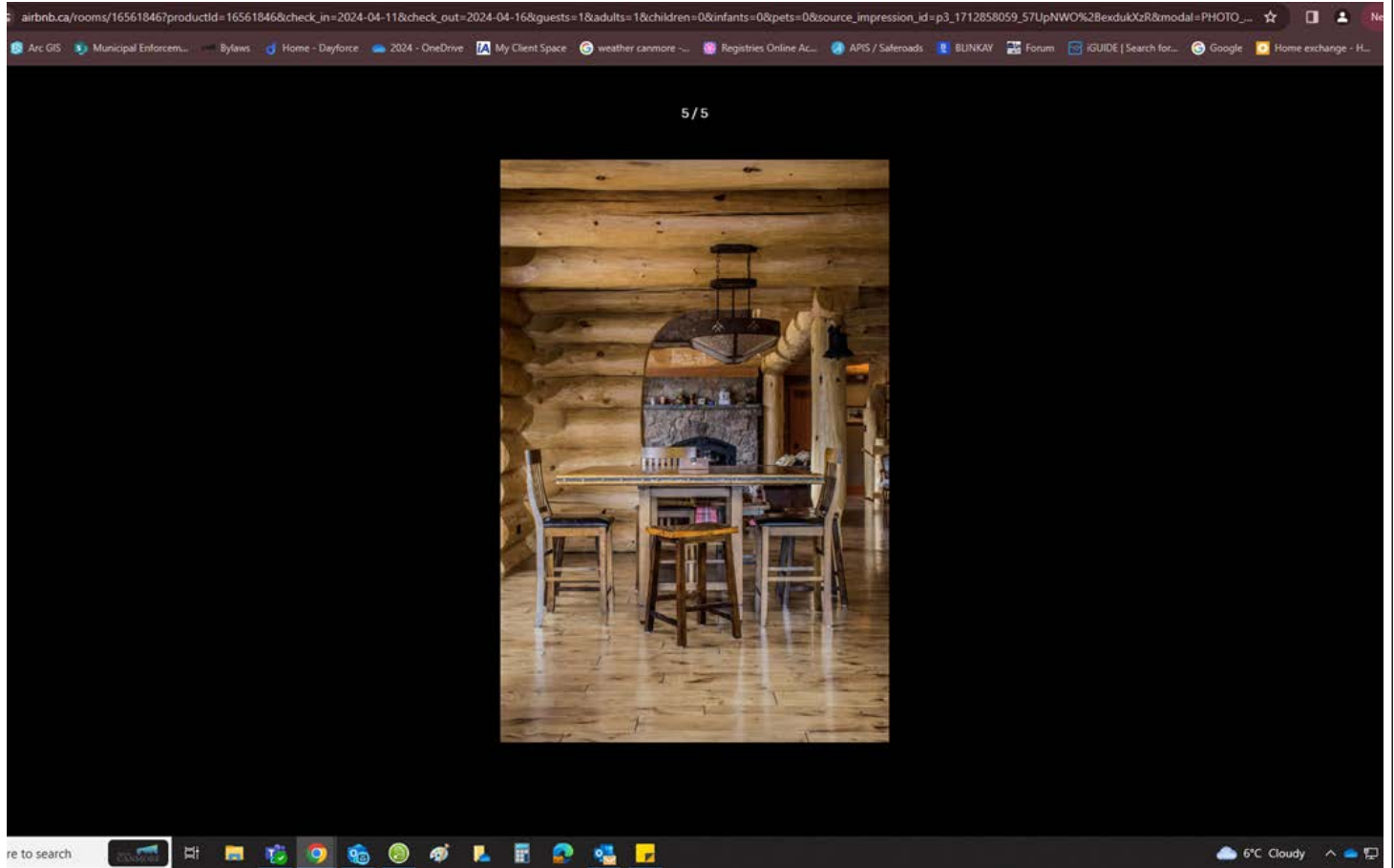
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 23

Title Description



Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

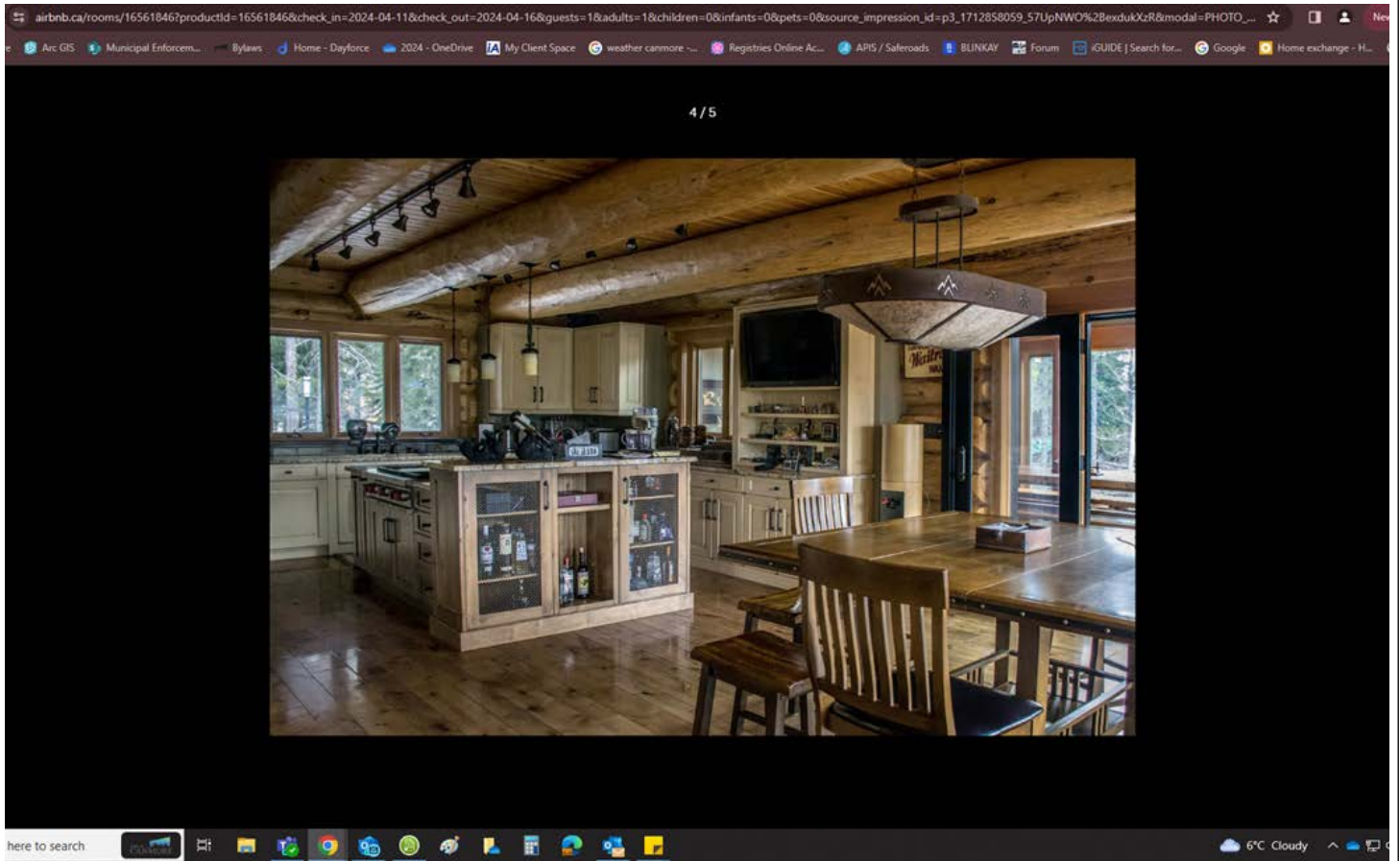
2024/05/31 2:45 PM

Signature

Reviewed By/Date

Digital Media # 24

Title	Description
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**Prepared By:**  
BARNES, RICHARD(BARNES)

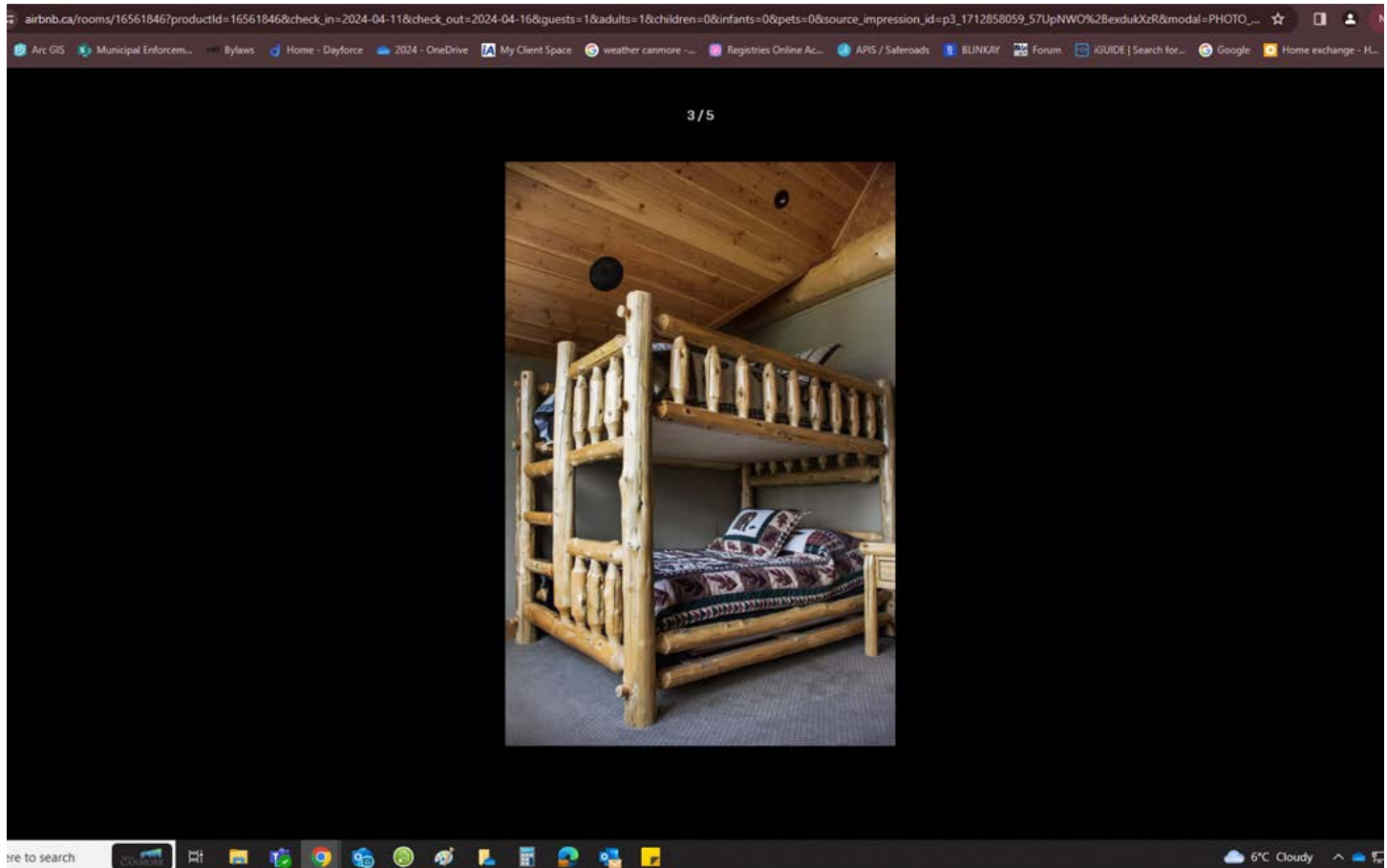
**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 25

Title	Description
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**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

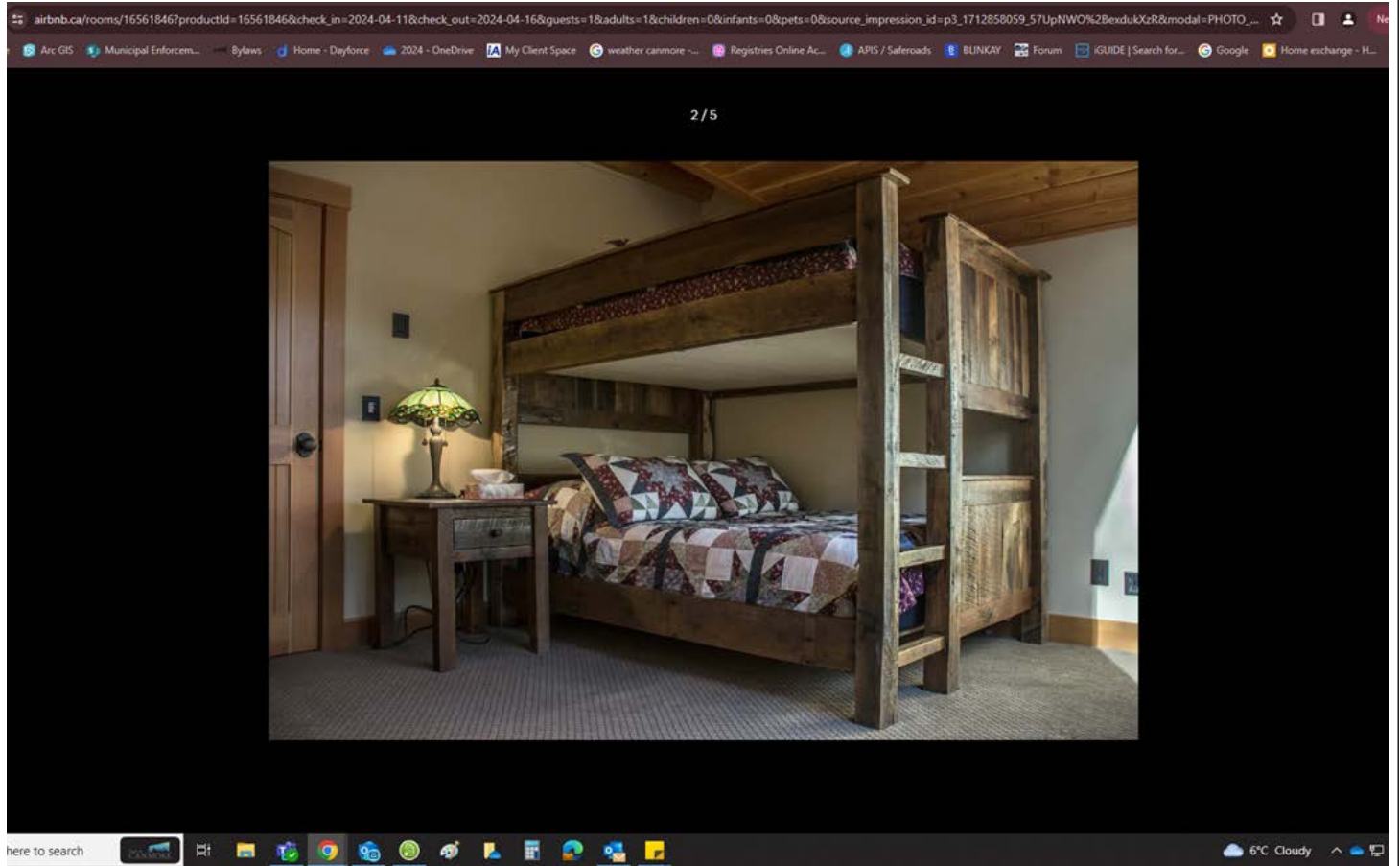
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 26

Title	Description
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**Prepared By:**  
BARNES, RICHARD(BARNES)

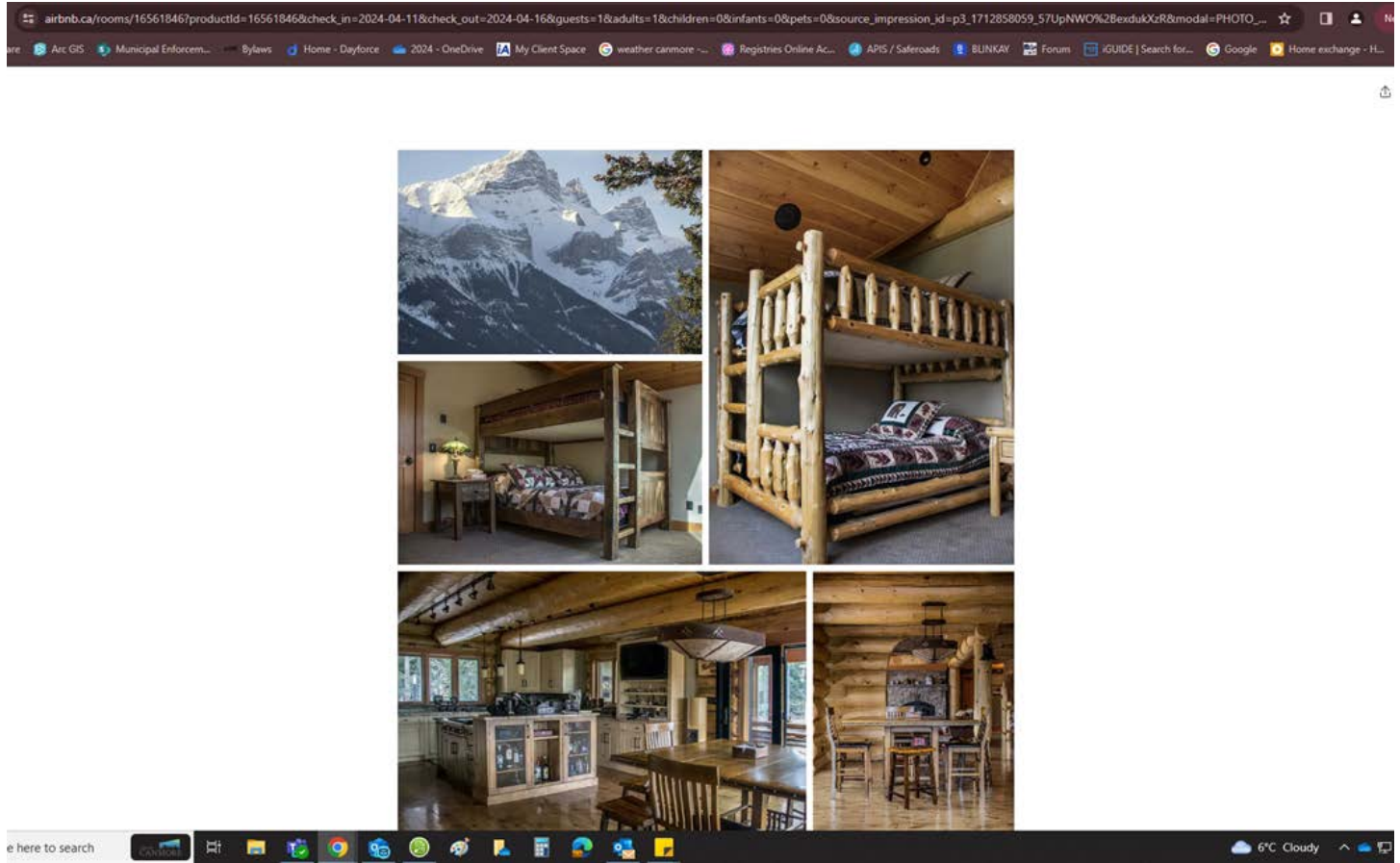
**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 27

Title Description



Prepared By:  
BARNES, RICHARD(BARNES)

Submitted Date  
2024/05/31 2:45 PM

Signature

Reviewed By/Date

Title Description



### < Request to book

#### Your trip

Dates Apr. 11 – 16 [Edit](#)

Guests 1 guest [Edit](#)

#### Log in or sign up to book

Country/Region  
Canada (+1) ▼

Phone number


We'll call or text you to confirm your number. Standard message and data rates apply. [Privacy Policy](#)

[Continue](#)

or

[Facebook](#) [Google](#) [Apple](#)

[Continue with email](#)

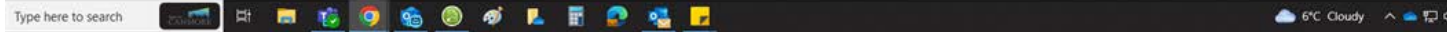


**Rocky Mountain Estate**  
Entire cabin  
★ 5.00 (7 reviews)

---

**Price details**

\$2,415.00 CAD x 5 nights	\$12,075.00 CAD
Cleaning fee	\$630.00 CAD
Airbnb service fee	\$1,883.33 CAD
Taxes	\$590.25 CAD
<b>Total (CAD)</b>	<b>\$15,178.58 CAD</b>



**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

2024/05/31 2:45 PM

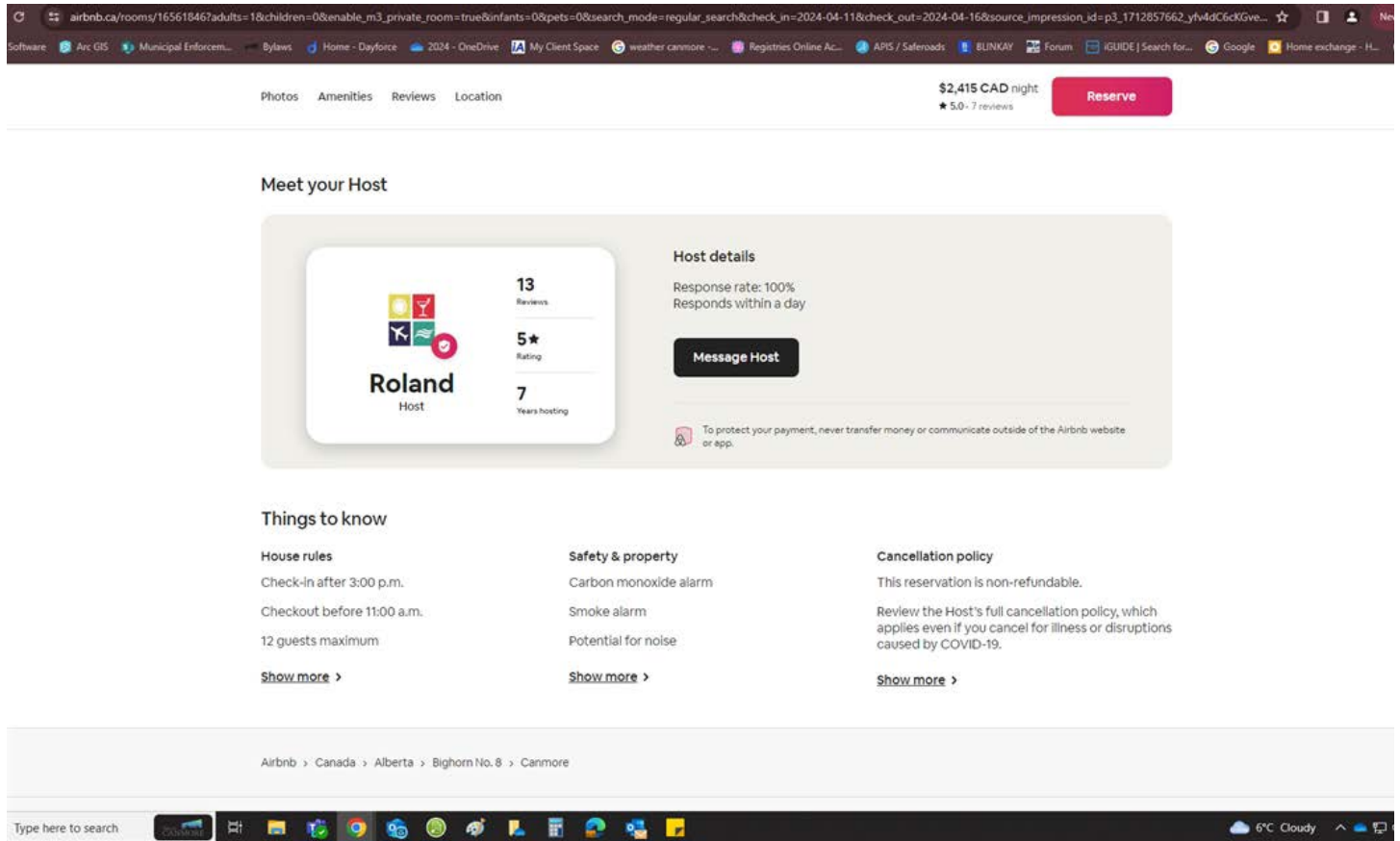
**Signature**

**Reviewed By/Date**



Digital Media # 29

Title	Description
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**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

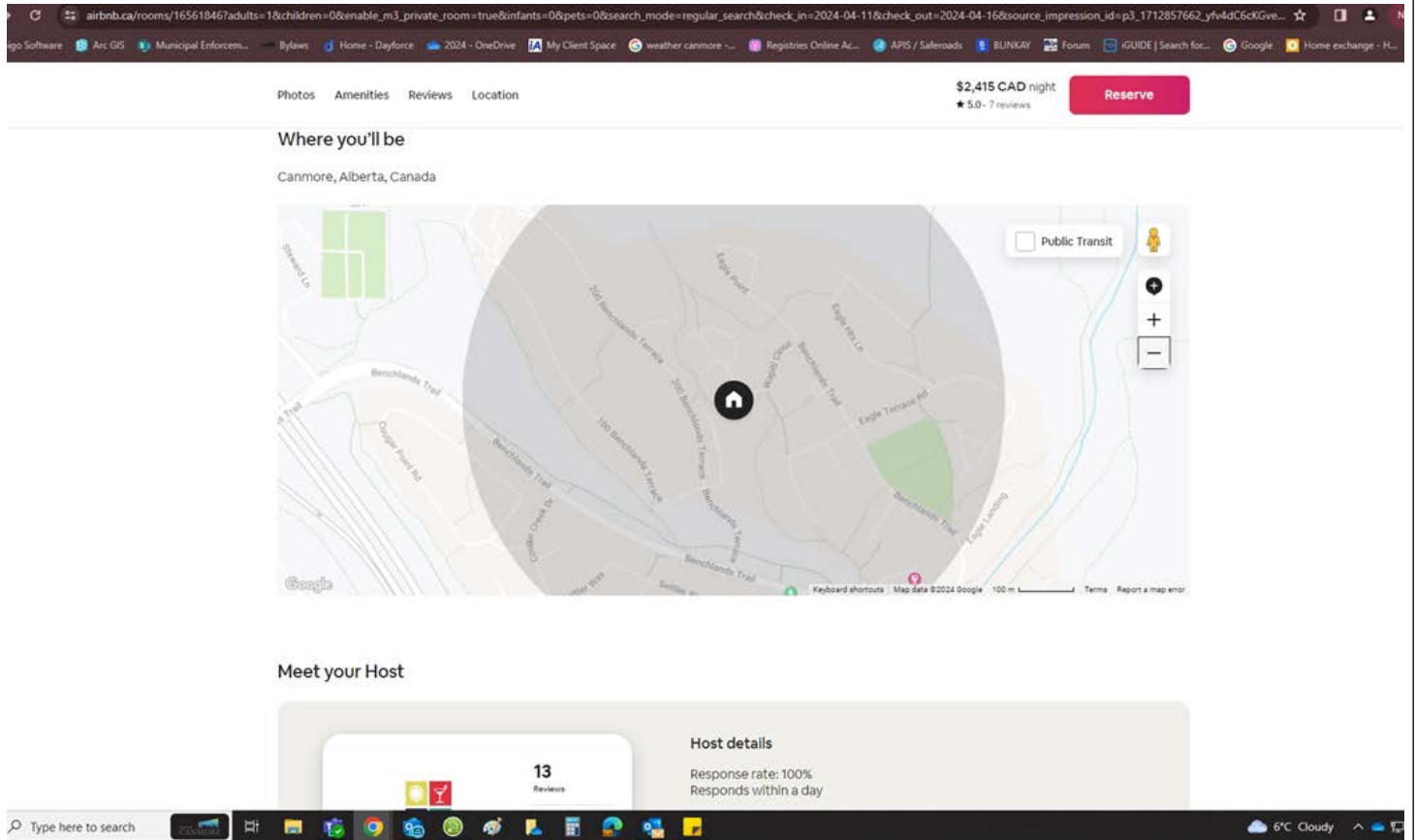
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Digital Media # 30

Title Description



Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

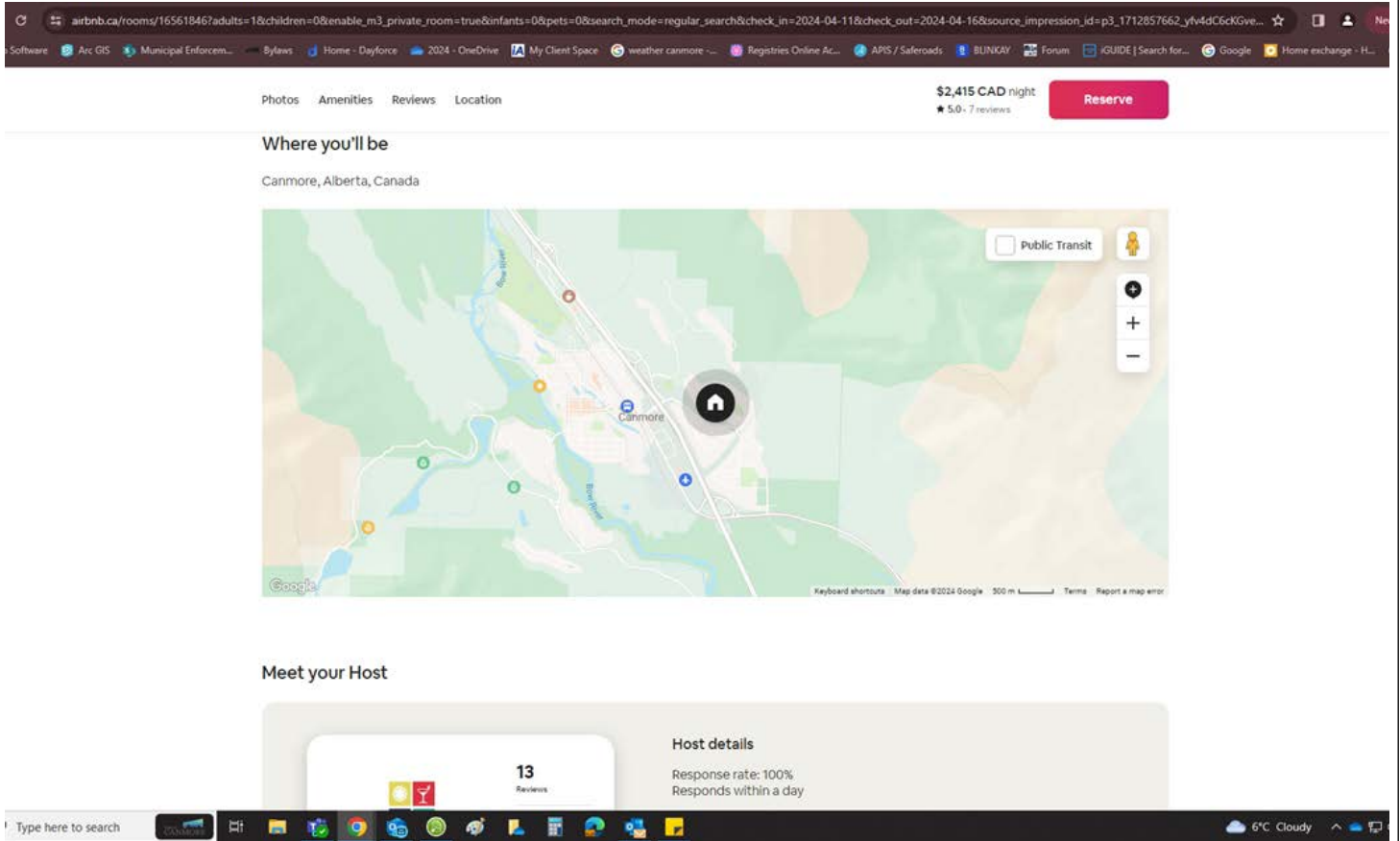
2024/05/31 2:45 PM

Signature

Reviewed By/Date

Digital Media # 31

Title Description



Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date

Digital Media # 32

Title	Description
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The screenshot shows an Airbnb listing page. At the top, the price is listed as \$2,415 CAD per night with a 'Reserve' button. Below this, there are several reviews from guests:

- Aaly** (8 years on Airbnb): 5 stars, August 2023. "Wonderful place. Would definitely stay here again."
- Ryan** (New York, New York): 5 stars, July 2023. "Highly recommend. Go with family or a group of friends. You will have an amazing experience at the house, around town and in the mountains."
- Wasif** (2 years on Airbnb): 5 stars, August 2022. "Amazing place for family get-togethers and very well maintained property with all the necessary amenities! Had an amazing stay :)"
- Greg** (Toronto, Canada): 5 stars, February 2018. "This place is amazing!"
- Vik** (San Francisco, California): 5 stars, January 2018. "We had a spectacular experience staying at the Treehouse during our long weekend in Banff. The house itself is incredible and we couldn't ask for more from the owners. Would 100%..."
- Myrna** (Calgary, Canada): 5 stars, December 2017. "This place is amazing. It was well supplied with dishes etc. Our family did our Christmas there. Was so nice to walk in to find it all decorated for Christmas."

At the bottom of the reviews section, there is a button that says "Show all 7 reviews". Below the reviews, the location is specified as "Where you'll be: Canmore, Alberta, Canada".

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date

Digital Media # 33

Title Description

The screenshot shows an Airbnb listing page. At the top, there are tabs for Photos, Amenities, Reviews, and Location. Below these is a calendar for April and May 2024. A price breakdown box on the right shows a total of \$15,178 CAD for a stay of 5 nights. Below the calendar, there are 7 reviews with an overall rating of 5.0. The reviews are categorized by Cleanliness (5.0), Accuracy (5.0), Check-in (4.9), Communication (4.9), Location (4.9), and Value (4.3). Two reviews are visible: one from Aaly (August 2023) and one from Ryan (July 2023).

Item	Price (CAD)
\$2,415 CAD x 5 nights	\$12,075 CAD
Cleaning fee	\$630 CAD
Airbnb service fee	\$1,883 CAD
Taxes	\$590 CAD
<b>Total</b>	<b>\$15,178 CAD</b>

Category	Rating
Overall rating	5.0
Cleanliness	5.0
Accuracy	5.0
Check-in	4.9
Communication	4.9
Location	4.9
Value	4.3

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

2024/05/31 2:45 PM

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Reviewed By/Date

Title Description

airbnb.ca/rooms/16561846?adults=1&children=0&enable\_m3\_private\_room=true&infants=0&pets=0&search\_mode=regular\_search&check\_in=2024-04-11&check\_out=2024-04-16&source\_impression\_id=p3\_1712857662\_yv4dC6kGve...

Photos Amenities Reviews Location

### What this place offers

- Kitchen
- Dedicated workspace
- Private hot tub
- Washer
- Backyard
- Wifi
- Free parking on premises
- TV
- Dryer
- Indoor fireplace

Show all 22 amenities

### 5 nights in Canmore

Apr 11, 2024 - Apr 16, 2024

April 2024							May 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5	6			1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25

**\$2,415 CAD night**

CHECK-IN	CHECKOUT
4/11/2024	4/16/2024
GUESTS 1 guest	

**Reserve**

You won't be charged yet

\$2,415 CAD x 5 nights	\$12,075 CAD
Cleaning fee	\$630 CAD
Airbnb service fee	\$1,883 CAD
Taxes	\$590 CAD
<b>Total</b>	<b>\$15,178 CAD</b>

[Report this listing](#)

Type here to search

6°C Cloudy

Prepared By:

BARNES, RICHARD(BARNES)

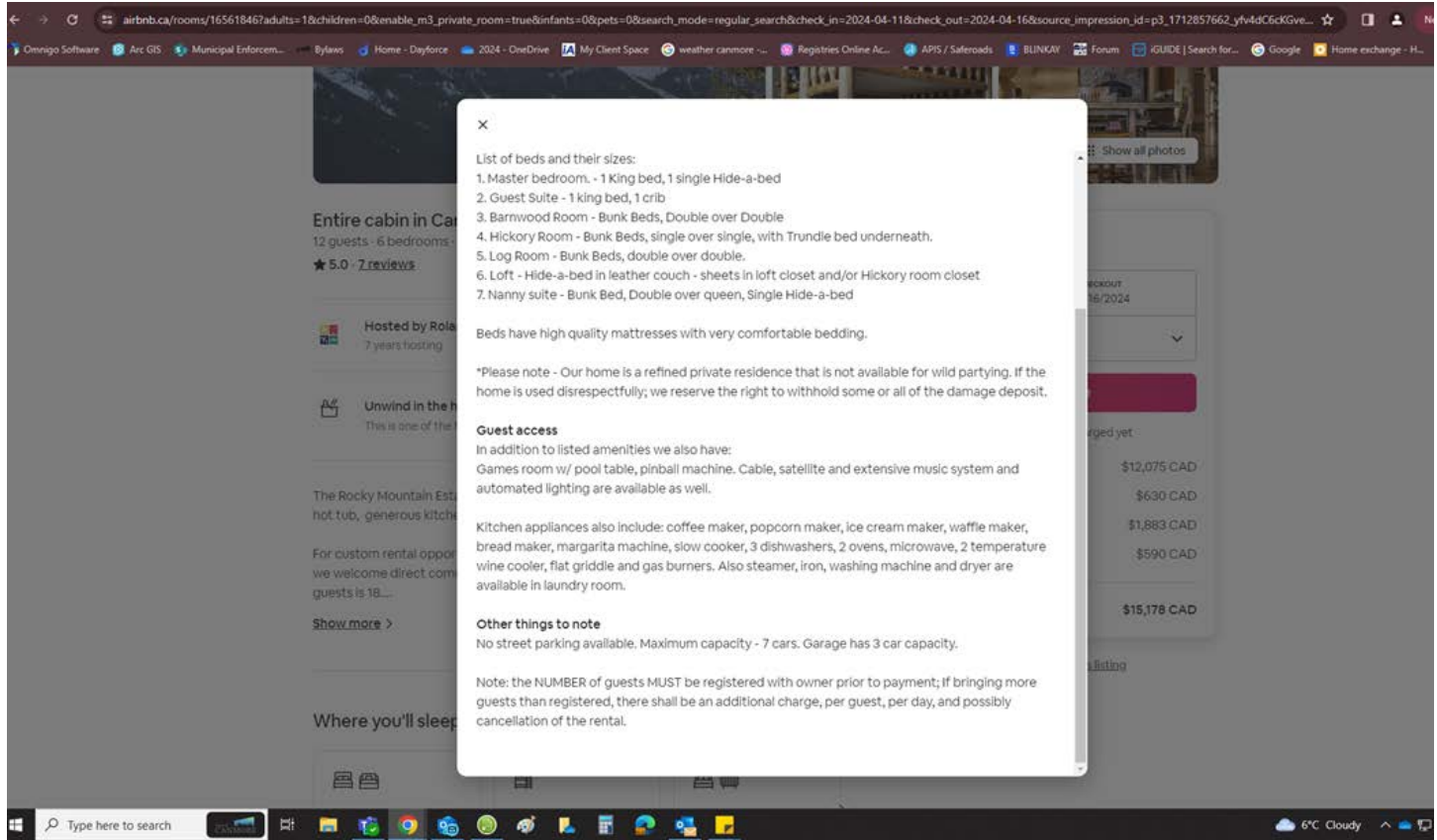
Submitted Date

2024/05/31 2:45 PM

Signature

Reviewed By/Date

Title	Description
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**Prepared By:**

BARNES, RICHARD(BARNES)

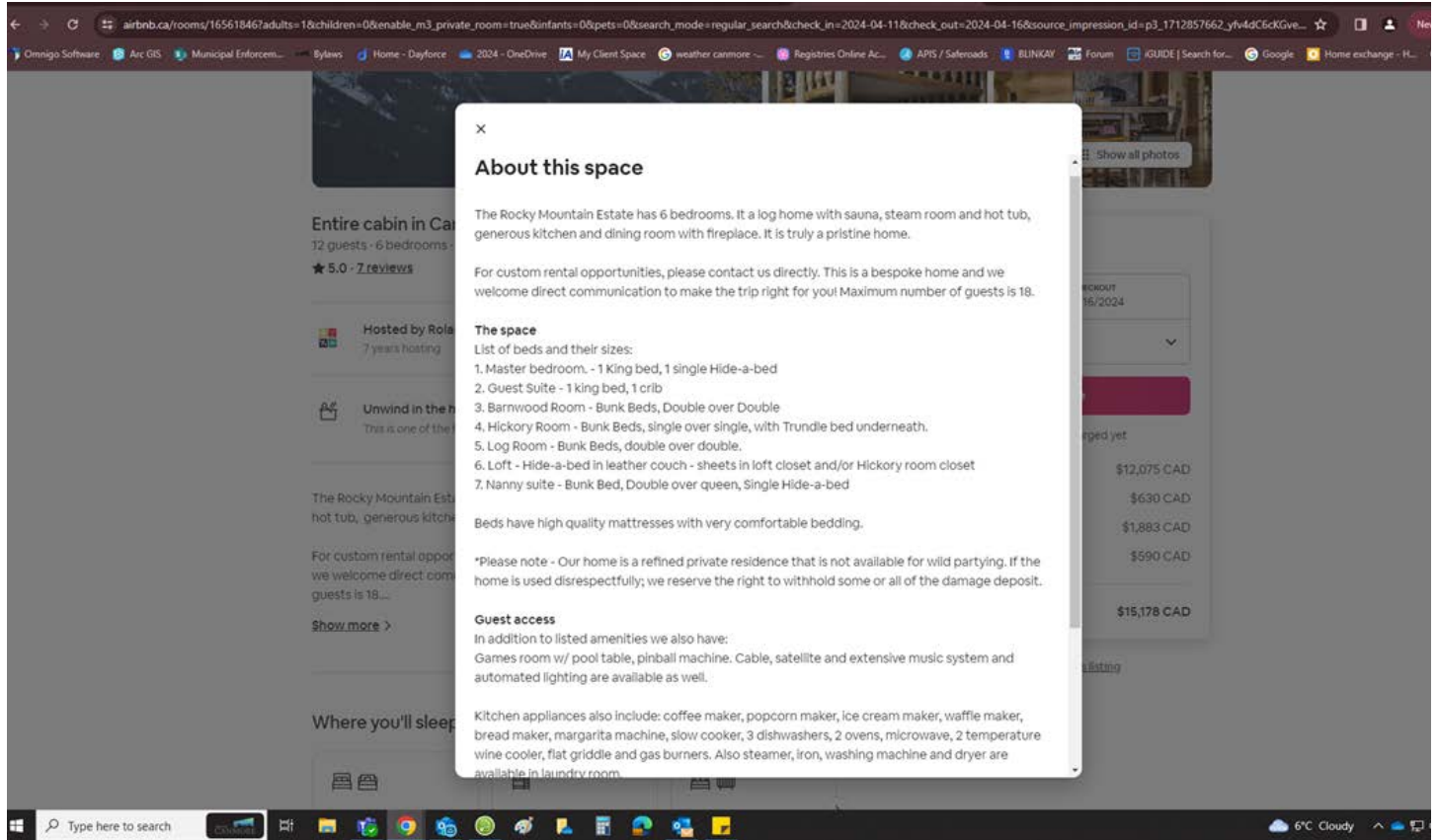
**Submitted Date**

2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Title	Description
-------	-------------



**Prepared By:**

BARNES, RICHARD(BARNES)

**Submitted Date**

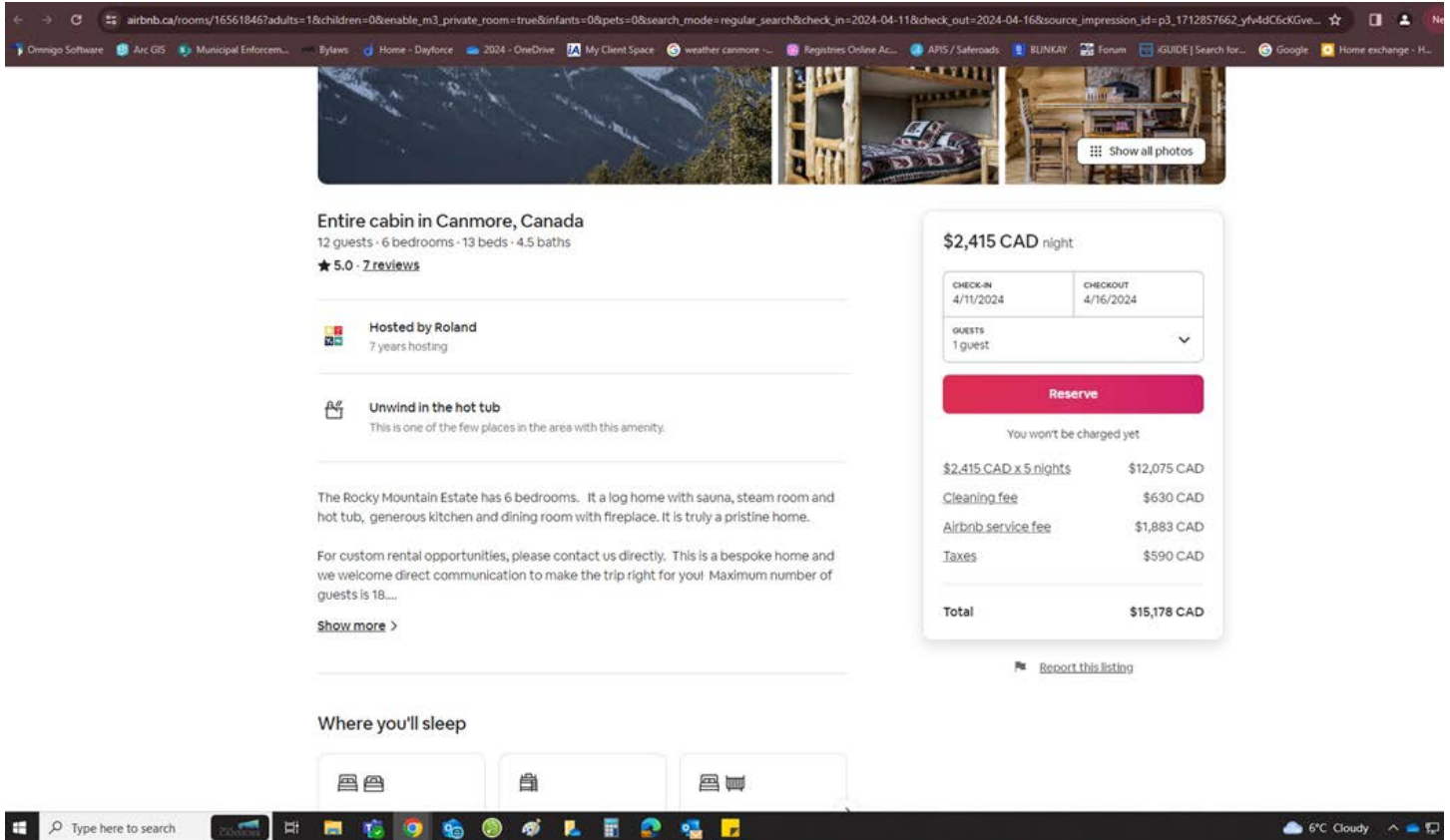
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**



Title	Description
-------	-------------



**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Title Description

**Rocky Mountain Estate**

Entire cabin in Canmore, Canada  
 12 guests · 6 bedrooms · 13 beds · 4.5 baths  
 ★ 5.0 · 7 reviews

Hosted by Roland  
 7 years hosting

\$2,415 CAD night

CHECK-IN 4/11/2024	CHECKOUT 4/16/2024
GUESTS 1 guest	

Reserve

Prepared By:

BARNES, RICHARD(BARNES)

Submitted Date

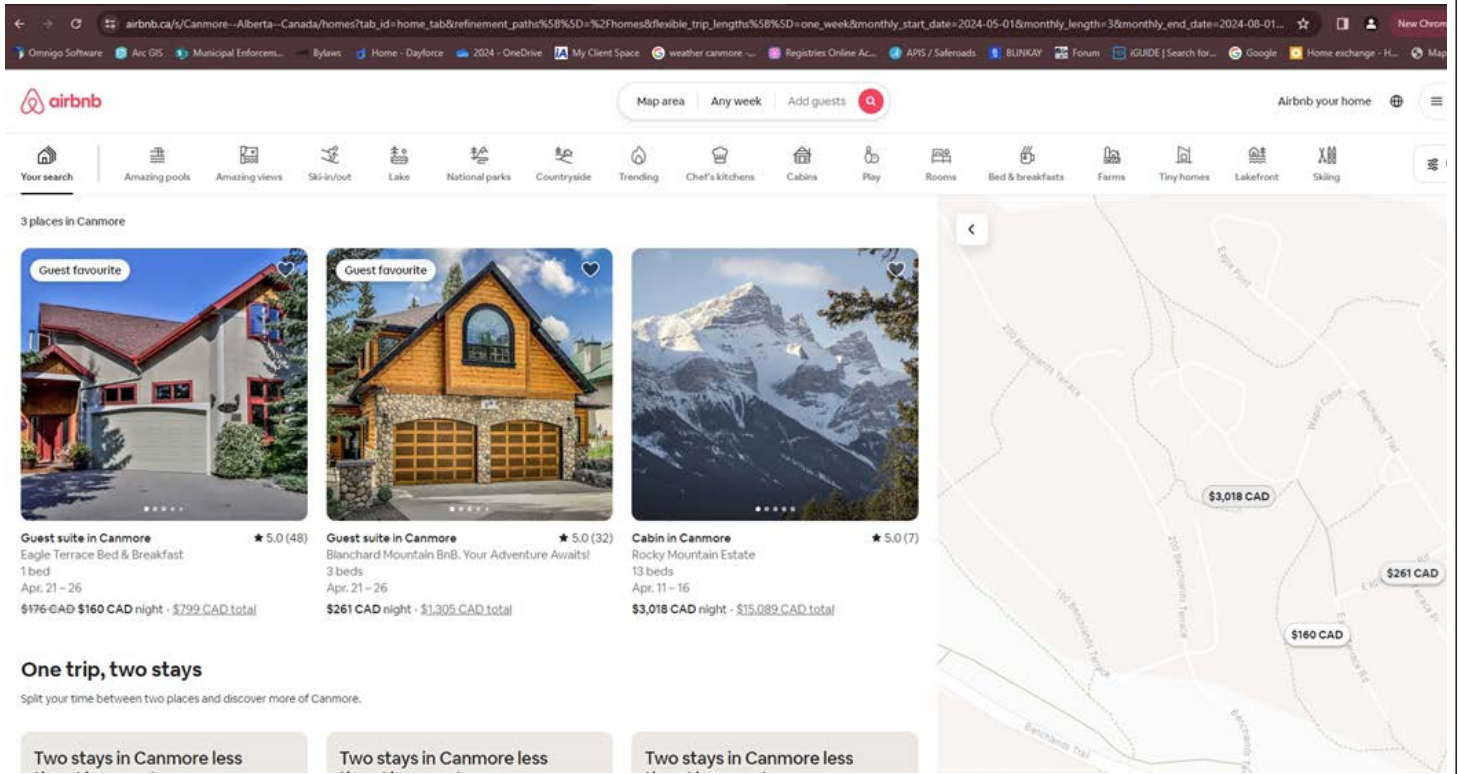
2024/05/31 2:45 PM

Signature

Reviewed By/Date

Digital Media # 39

Title	Description
-------	-------------



**Prepared By:**  
BARNES, RICHARD(BARNES)

**Submitted Date**  
2024/05/31 2:45 PM

**Signature**

**Reviewed By/Date**

Richard Williams, DO  
14 November 2019 – 9.44 a.m.  
133 Wapiti Close, Canmore

<https://www.vrbo.com/1587480?arrival=2020-02-18&departure=2020-02-21&adultsCount=3>

VRBO Listing No. 1587480  
Online advertising captured



Where  
Canmore, AB, Canada

Check In  
Feb 18

Check Out  
Feb 21

Search



⚡ \$1,358 per night  
★★★★★ 7 Reviews  
Exceptional 5/5 - Good for families

✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

Total \$4,988.30  
Includes taxes and fees View details

Book Now

Free Cancellation until 12/20/2019



Sue  
Ask owner a question

For booking assistance, call Vrbo at 888-640-7927  
Property # 1587480

Overview Amenities Reviews Map Rates & Availability

### Stunning Rocky Mountain Retreat with Breath-taking Mountain Views

- House
- Sleeps: 16
- Bedrooms: 6
- Bathrooms: 4



Overview Amenities Reviews Map Rates & Availability

- House
- Sleeps: 16
- Bedrooms: 6
- Bathrooms: 4
- Half Baths: 1
- Min Stay: 2-7 nights



Premier Partner Instant Confirmation Good for families Hot Tub Air Conditioning No Smoking

Superb location for family or friend gatherings and reunions as well as business retreats.  
Enjoy authentic log home with all the amenities and more. This property has breath-taking views of the Rockies with close proximity to local grocery stores, restaurants, shopping, skiing, golfing, and hiking trails.  
It's an grand experience in the heart of the Canadian Rockies!  
Please contact property manger for more details.

### Bedrooms

Bedrooms: 6 Sleeps: 16

### You might like these similar properties

See more



⚡ \$1,358 per night  
★★★★★ 7 Reviews  
Exceptional 5/5 - Good for families

✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

Total \$4,988.30  
Includes taxes and fees View details

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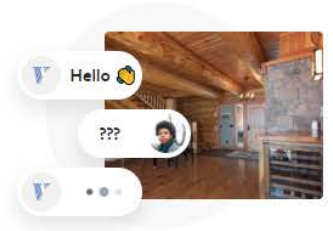
Sue  
Ask owner a question

For booking assistance, call Vrbo at 888-640-7927  
Property # 1587480


### Still have questions?

Ask the Vrbo virtual assistant about pet policies, amenities, check-in times, and more.

[Chat now](#)



### Owner

 **Sue**  
Member Since 2015

Languages: English

**Premier Partner**

The owner or manager of this property consistently provides great experiences for their guests.

[Ask owner a question](#)

### Amenities

#### Featured

- Internet
- Air Conditioning
- Hot Tub
- TV
- Satellite or Cable
- Washer & Dryer
- Parking
- No Smoking
- Heater

**\$1,358** per night  
★★★★★ 7 Reviews  
*Exceptional 5/5 - Good for families*


Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** **\$4,988.30**  
Includes taxes and fees [View details](#)

[Book Now](#)

*Free Cancellation until 12/20/2019*

 **Sue**  
[Ask owner a question](#)

For booking assistance, call Vrbo at **888-640-7927**  
**Property # 1587480**

Overview Amenities Reviews Map Rates & Availability

**Bathrooms**

Bathrooms: 4, Half Baths: 1

**Safety features**

- Deadbolt lock
- Smoke detector
- Carbon-monoxide detector
- First-aid kit  
Half - Bathroom on Main Floor
- Fire extinguisher
- Exterior lighting

**General**

- Telephone
- Parking
- Hair Dryer
- Air Conditioning
- Garage
- Paper Towels
- Heating
- Internet
- Shampoo
- Linens Provided
- Towels Provided
- Basic Soaps
- Washing Machine
- Fitness Room / Equipment
- Toilet Paper
- Clothes Dryer
- Wireless Internet
- Living Room
- Fireplace  
Gas fireplace
- Iron & Board

**Kitchen**

- Dishwasher
- Kitchenette
- Ice Maker

⚡ \$1,358 per night  
 ★★★★★ 7 Reviews  
 Exceptional 5/5 - Good for families



✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
 Includes taxes and fees [View details](#)

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*Free Cancellation until 12/20/2019*

 **Sue**  
[Ask owner a question](#)

For booking assistance, call Vrbo at **888-640-7927**  
**Property # 1587480**



Overview Amenities Reviews Map Rates & Availability

Fireplace  
Gas fireplace

**Kitchen**

- |              |                                       |   |
|--------------|---------------------------------------|---|
| Dishwasher   | Kitchenette                           | Ice Maker   |
| Refrigerator | Coffee Maker<br><small>Keurig</small> | Pantry Items  |
| Stove        | Toaster                               | Dishes & Utensils<br><small>Large fully equipped kitchen. Enough dinner plates and utensils for 16 guests</small> |
| Oven         | Blender                               | Kitchen   |
| Microwave    | Coffee Grinder                        | Kettle  |

**Entertainment**

- |                   |  |               |
|-------------------|--|---------------|
| Television        | Game Room                                  | Music Library |
| Satellite / Cable | Games<br><small>Several Board Game</small> | Pool Table    |
| Stereo            | Games for Kids                             | Toys          |

**Outside**

- |   |  |  |
|---|--|--|
| Porch / Veranda   | Ski & Snowboard<br><small>Mount Norquay<br/>Sunshine Village</small> | Golf<br><small>Canadian Rockies Golf<br/>Banff Springs Golf Course<br/>Silvertip Golf Course</small> |
| Deck / Patio<br><small>- 12 lawn chairs available for seating on Deck</small> |  |  |

**Suitability**

⚡ \$1,358 per night  
 ★★★★★ 7 Reviews  
 Exceptional 5/5 - Good for families



✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
 Includes taxes and fees [View details](#)

**Book Now**

*Free Cancellation until 12/20/2019*

 **Sue**  
[Ask owner a question](#)

For booking assistance, call Vrbo at **888-640-7927**  
**Property # 1587480**

### Suitability

Long-term Renters Welcome

### Pool / Spa

Sauna Hot Tub  
Comfortably fits 6-8 people

### House Rules

Check-in: 4:00 PM Check-out: 11:00 AM

- No parties/events
  - No smoking
  - No pets
  - Children allowed
- Minimum age of primary renter: 21  
Max guests: 16

### Cancellation Policy

100% refund if canceled at least 60 days before arrival date. 50% refund if canceled at least 30 days before arrival date.

**\$1,358** per night  
★★★★★ 7 Reviews  
Exceptional 5/5 - Good for families


✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total \$4,988.30**  
Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019

 **Sue**  
[Ask owner a question](#)

For booking assistance, call Vrbo at **888-640-7927**  
**Property # 1587480**

### Cancellation Policy

100% refund if canceled at least 60 days before arrival date. 50% refund if canceled at least 30 days before arrival date.

### 7 Reviews

★★★★★ Exceptional 5/5

1-6 of 7

#### Amazing mountain retreat

5/5 ★★★★★ Stayed Aug 2019

Rebecca S.

Our group had an all around great experience at this property. Incredible views and a beautiful house with very clear instructions to make the stay as easy as possible. Great kitchen with lots of gadgets!

Published Sep 19, 2019

#### Amazing view

5/5 ★★★★★ Stayed May 2019

Everything from booking, to arrival, to accommodations was nothing short of great. The atmosphere created the sense of relaxation and allowed everyone to enjoy their stay.

Published May 27, 2019

#### Wonderful place to stay

5/5 ★★★★★ Stayed May 2019

⚡ \$1,358 per night

★★★★★ 7 Reviews

Exceptional 5/5 - Good for families

✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

Total \$4,988.30  
Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019



**Sue**  
[Ask owner a question](#)

For booking assistance, call Vrbo at 888-640-7927  
Property # 1587480

### Wonderful place to stay

5/5 ★★★★★ Stayed May 2019

The home was lovely and quiet. It was chock full of lovely amenities and features!

Published Jun 2, 2019

### Absolutely amazing!

5/5 ★★★★★ Stayed May 2019

Brittany W.

Wonderful accomodations with a stunning view! Everything you could want in a vacation rental. Very clean, and all the items you could possibly need to feel at home. Close to the Canmore town centre and Banff, you can enjoy a variety of activities or simply relax in this beautiful space. I would highly recommend this property and hope to be able to return to it at somepoint.

Published May 14, 2019

### Think of the most EXQUISITE Tree House you could imagine..

5/5 ★★★★★ Stayed Apr 2019

Shweta H.

Think about the most exquisite Tree House you could imagine, and times it by a 100! It is plush, extravagant, and the views from every vantage point are unparalleled! The details that were thought of, from a sound system that could be individualized for every room, the magical self playing grand piano, the Margaritaville, pool table, pinball machine, to a high powered mood lighting hot tub with a tv outside to boot! We really did not want to leave the Tree House to check out Canmore..or EVER! The trails by the Tree House are also wonderful for some light exploration and hiking.

Do it, it will be an experience you will cherish for the rest of your lives!

Published May 31, 2019

⚡ \$1,358 per night

★★★★★ 7 Reviews

Exceptional 5/5 - Good for families



✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019



**Sue**  
[Ask owner a question](#)

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**Property # 1587480**

Overview Amenities **Reviews** Map Rates & Availability

House to check out Canmore..of EVER! The trails by the Tree House are also wonderful for some light exploration and hiking.  
Do it, it will be an experience you will cherish for the rest of your lives!

Published May 31, 2019

### Outstanding 5 star property

5/5 ★★★★★ Stayed Apr 2019

Tara H.

We had the most amazing stay at this incredible property. Not a detail is missing here. Waking up to breathtaking views of a pink sunrise lighting up the mountain range outside of our bedroom window was the icing on the cake. It is close to Banff so we were able to enjoy a fantastic day at Sunshine mountain resort skiing. We highly recommend this property for your Canmore stay. We will be talking about this place for a very long time!

Published Apr 8, 2019

1-6 of 7

### Map



⚡ \$1,358 per night

★★★★★ 7 Reviews

Exceptional 5/5 - Good for families

✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019



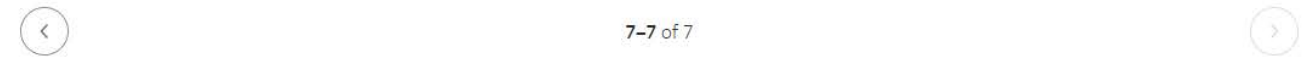
**Sue**  
[Ask owner a question](#)

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Property # 1587480

Overview Amenities **Reviews** Map Rates & Availability

### 7 Reviews

★★★★★ Exceptional 5/5



#### All I have to say is simply amazing!

5/5 ★★★★★ Stayed Mar 2019

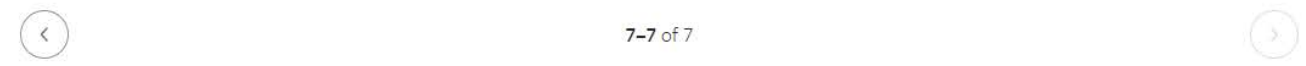
Shannon M.

The Treehouse was perfect for our ladies getaway. The house very clean and had everything we needed to enjoy our weekend. Loved the location and the views! Would recommend this place to anyone wanting to stay in a luxury cabin . Will definitely be going back!

Published May 8, 2019

#### Owner's Response:

We absolutely loved having you ladies! We look forward to having you return, sometime soon.



### Map



⚡ \$1,358 per night

★★★★★ 7 Reviews

Exceptional 5/5 - Good for families



✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
Includes taxes and fees [View details](#)

**Book Now**

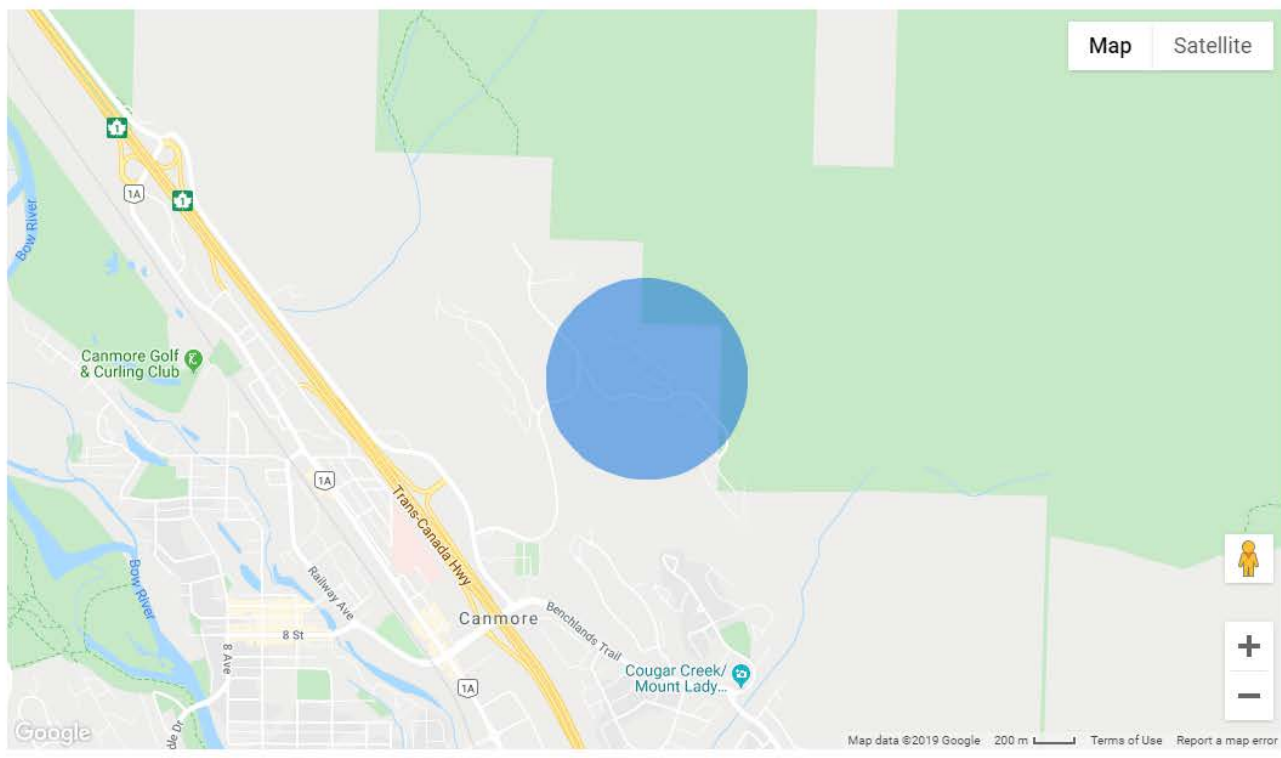
Free Cancellation until 12/20/2019



**Sue**  
[Ask owner a question](#)

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**Property # 1587480**

### Map



Silvertip, Canmore, AB, Canada

**\$1,358** per night

★★★★★ 7 Reviews

Exceptional 5/5 - Good for families

✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019

 **Sue**  
[Ask owner a question](#)

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**Property # 1587480**

Overview Amenities Reviews **Map** Rates & Availability

Silvertip, Canmore, AB, Canada

### Rates & Availability

November 2019							December 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2	1	2 \$1283	3 \$1132	4 \$1132	5 \$1132	6 \$1132	7 \$1132
3	4	5	6	7	8	9	8 \$1132	9 \$1132	10 \$1132	11 \$1132	12 \$1132	13 \$1132	14 \$1132
10	11	12	13	14	15	16	15 \$1132	16 \$1132	17 \$1132	18 \$2264	19 \$2264	20 \$2264	21 \$2264
17	18 \$1170	19 \$1170	20 \$1170	21	22 \$1019	23 \$1019	22 \$2264	23 \$2264	24 \$2264	25 \$2264	26 \$2264	27	28
24 \$1019	25 \$1019	26 \$1019	27	28	29	30	29	30	31				

January 2020							February 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4							1 \$1358
5 \$1321	6 \$1321	7 \$1321	8 \$1321	9	10	11	2 \$1358	3 \$1358	4 \$1358	5 \$1358	6	7	8

**\$1,358** per night

★★★★★ 7 Reviews  
 Exceptional 5/5 - Good for families


✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total** \$4,988.30  
 Includes taxes and fees [View details](#)

**Book Now**

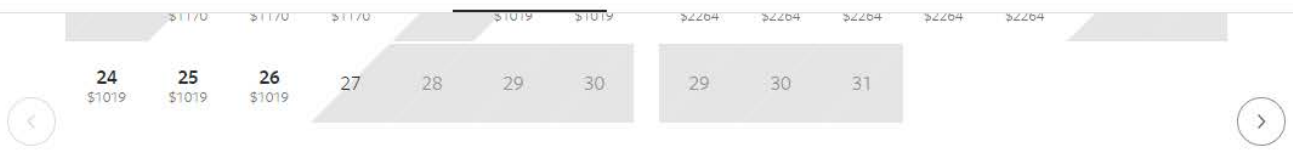
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 **Sue**  
[Ask owner a question](#)

For booking assistance, call Vrbo at 888-640-7927  
 Property # 1587480



Overview Amenities Reviews Map Rates & Availability



January 2020							February 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4							1 \$1358
5 \$1321	6 \$1321	7 \$1321	8 \$1321	9	10	11	2 \$1358	3 \$1358	4 \$1358	5 \$1358	6	7	8
12	13 \$1358	14 \$1358	15 \$1358	16 \$1358	17 \$1358	18 \$1358	9 \$1358	10 \$1358	11 \$1358	12 \$1358	13 \$1358	14 \$1358	15 \$1358
19 \$1358	20 \$1358	21 \$1358	22 \$1358	23 \$1358	24 \$1358	25 \$1358	16 \$1358	17 \$1358	18 \$1358	19 \$1358	20 \$1358	21 \$1358	22 \$1358
26 \$1358	27 \$1358	28 \$1358	29 \$1358	30 \$1358	31 \$1358		23 \$1358	24 \$1358	25 \$1358	26 \$1358	27 \$1358	28 \$1358	29 \$1358

Taxes and fees are additional

Additional information about rental rates

Cleaning Fee	\$339
Additional Guest Fee	\$56

**\$1,358** per night  
 ★★★★★ 7 Reviews  
 Exceptional 5/5 - Good for families



✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total \$4,988.30**  
 Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019

**Sue**  
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 Property # 1587480

Overview Amenities Reviews **Map** Rates & Availability

Silvertip, Canmore, AB, Canada

### Rates & Availability

March 2020							April 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 \$1358	2 \$1358	3 \$1358	4 \$1358	5	6	7				1 \$1207	2 \$1207	3 \$1207	4 \$1207
8	9	10	11	12	13	14	5 \$1207	6 \$1207	7 \$1207	8 \$1207	9 \$1207	10 \$1207	11 \$1207
15	16	17 \$1358	18 \$1358	19 \$1358	20 \$1358	21 \$1358	12 \$1207	13 \$1207	14 \$1207	15 \$1207	16 \$1207	17 \$1207	18 \$1207
22 \$1358	23 \$1358	24 \$1358	25 \$1358	26 \$1358	27 \$1358	28 \$1358	19 \$1207	20 \$1207	21 \$1207	22 \$1207	23 \$1207	24 \$1207	25 \$1207
29 \$1358	30 \$1358	31 \$1358					26 \$1207	27 \$1207	28 \$1207	29 \$1207	30 \$1207		

May 2020							June 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 \$1509	2 \$1509		1 \$1570	2 \$1570	3 \$1570	4 \$1570	5 \$1570	6 \$1570
3 \$1509	4 \$1509	5 \$1509	6 \$1509	7 \$1509	8 \$1509	9 \$1509	7 \$1570	8 \$1570	9 \$1570	10 \$1570	11 \$1570	12 \$1570	13 \$1570

**\$1,358** per night

★★★★★ 7 Reviews  
 Exceptional 5/5 - Good for families

✔ Your dates are available

Check In Feb 18	Check Out Feb 21
Guests 3 guests	

**Total \$4,988.30**  
 Includes taxes and fees [View details](#)

**Book Now**

Free Cancellation until 12/20/2019

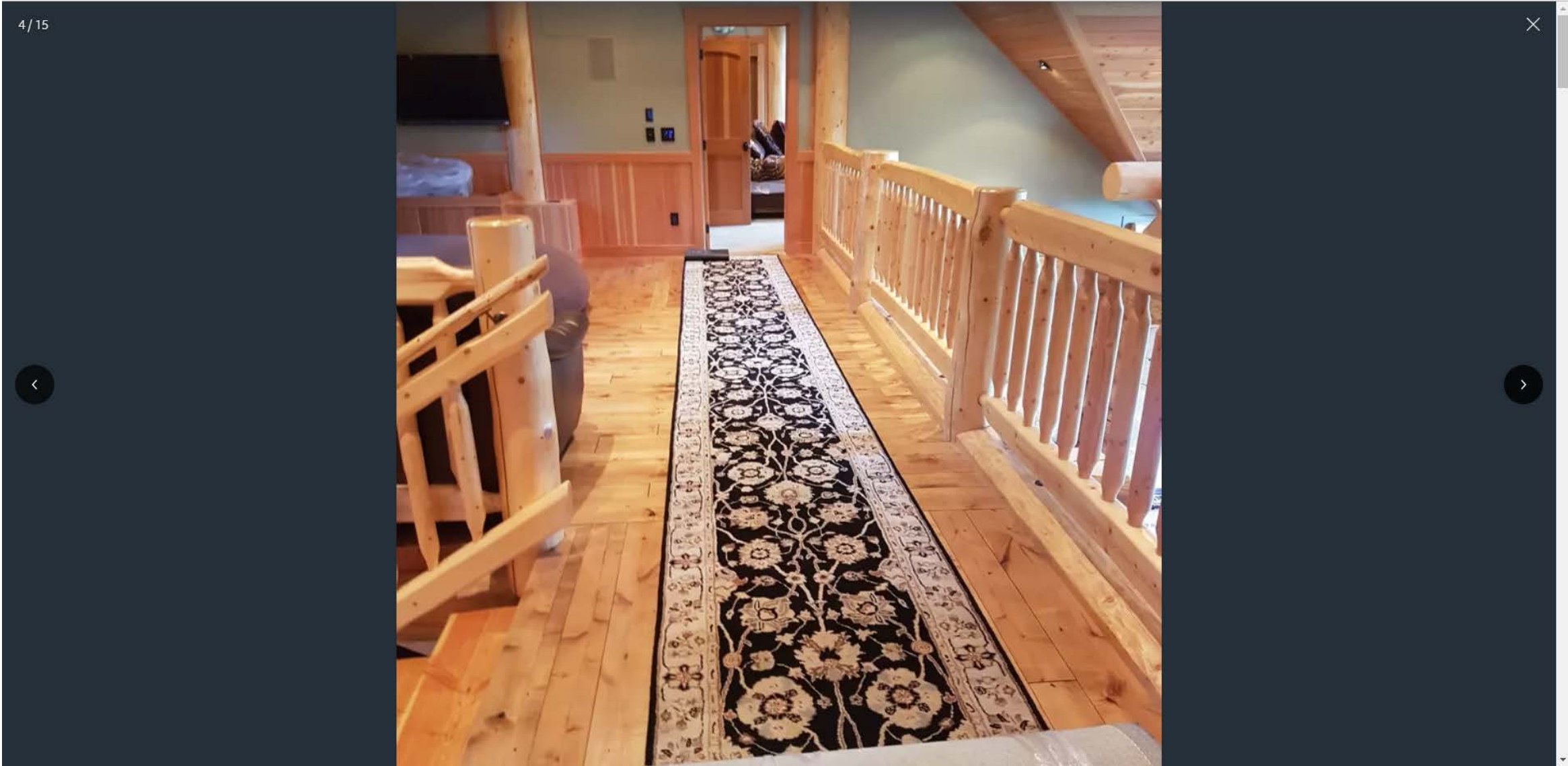
 **Sue**  
[Ask owner a question](#)

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 Property # 1587480









4 / 15







6 / 15

















12 / 15









Richard Williams, DO  
30 January 2019 – 1.20p.m.  
133 Wapiti Close, Canmore  
<https://www.vrbo.com/668744>  
VRBO Listing No. 668744

Where: Canmore, AB, Canada | Check In: May 20 | Check Out: May 29 | Search



Overview Amenities Reviews Map Availability

### A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS

Cabin - 9000 sq. ft.

Sleeps: 16



\$1,292 per night  
★★★★★ 30 Reviews  
Exceptional 5/5

Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

Total \$13,570.86  
Includes taxes and fees [View details](#)

[Request to Book](#)

Free Cancellation until 3/21/2019

Hans Herchen  
[Ask Manager a Question](#)

For booking assistance, call VRBO at 888-640-7927  
Property # 668744

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UP TO 50% OFF

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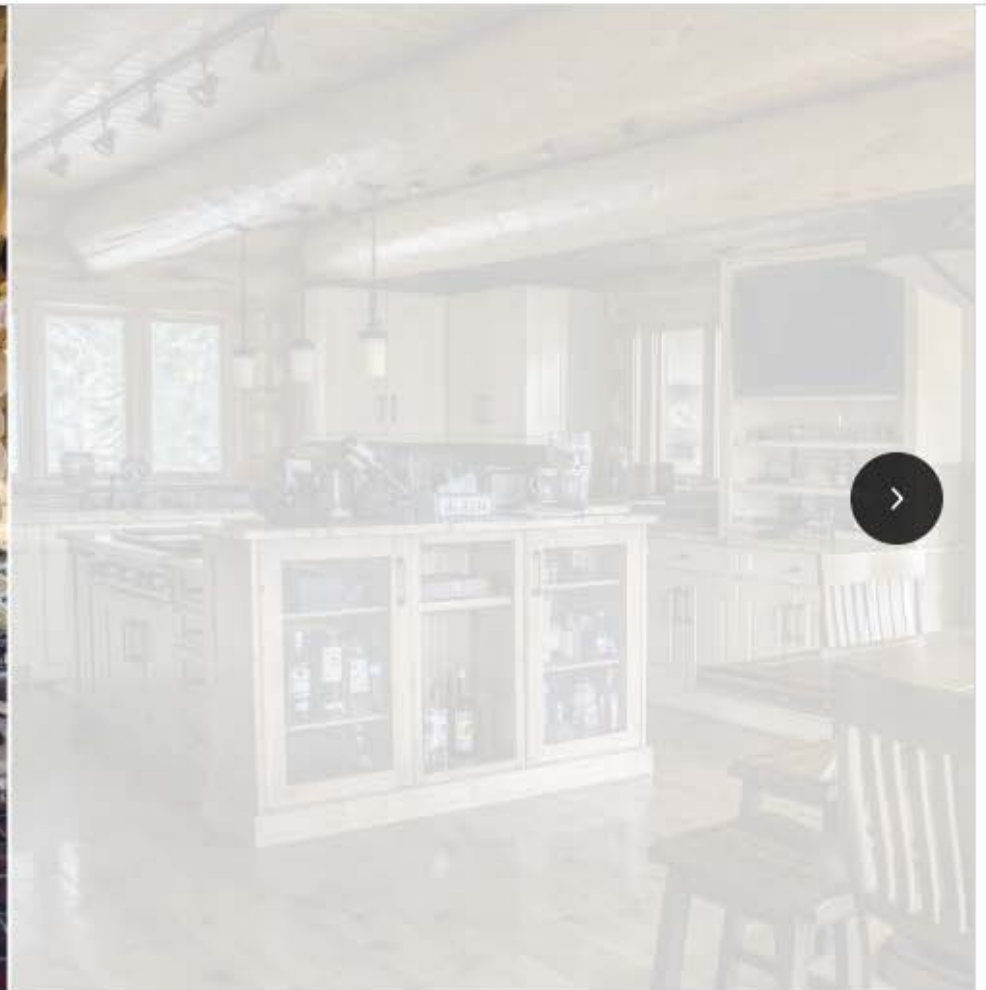
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[Reviews](#)

[Map](#)

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## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



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## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS





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[Reviews](#)

[Map](#)

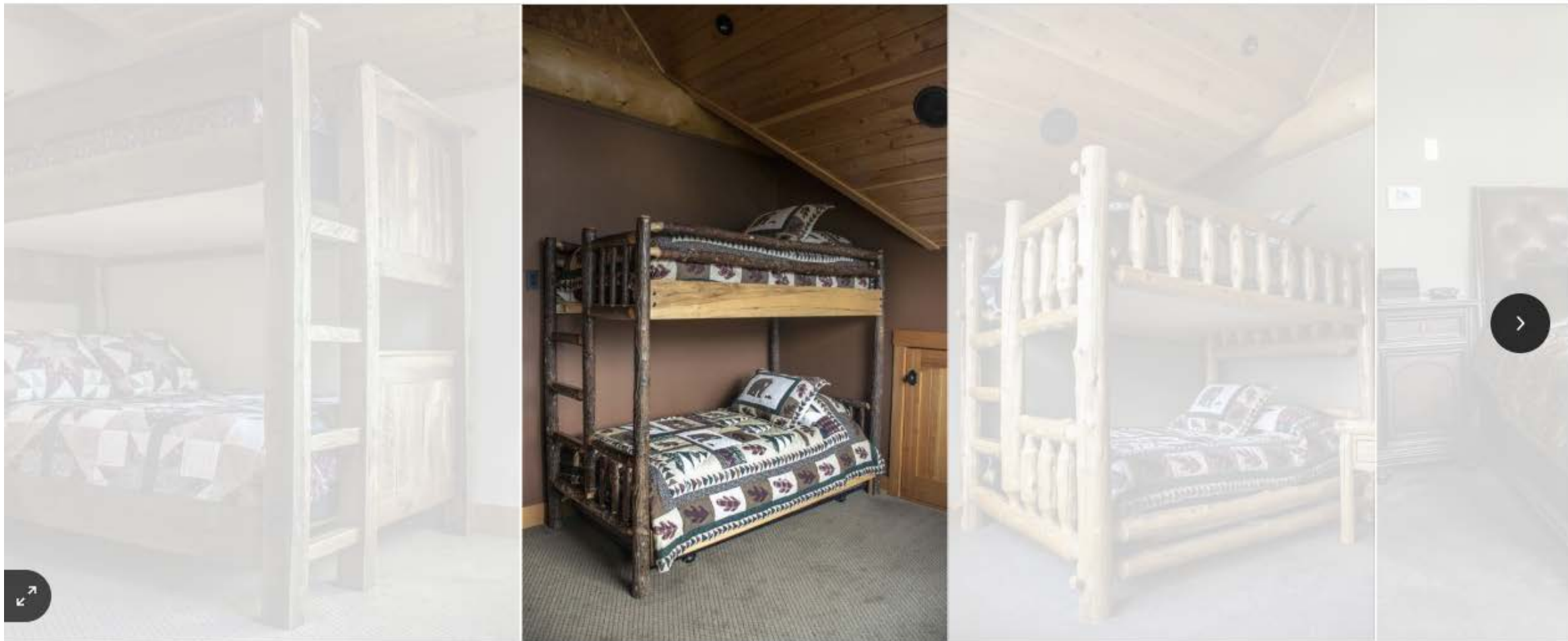
[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



[Overview](#) [Amenities](#) [Reviews](#) [Map](#) [Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



[Overview](#)

[Amenities](#)

[Reviews](#)

[Map](#)

[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS





[Overview](#)

[Amenities](#)

[Reviews](#)

[Map](#)

[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS

June 27, 2024 SDAB Hearing CEZONE202300011

Page 92 of 139





[Overview](#)

[Amenities](#)

[Reviews](#)

[Map](#)

[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



[Overview](#)

[Amenities](#)

[Reviews](#)

[Map](#)

[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



[Overview](#)

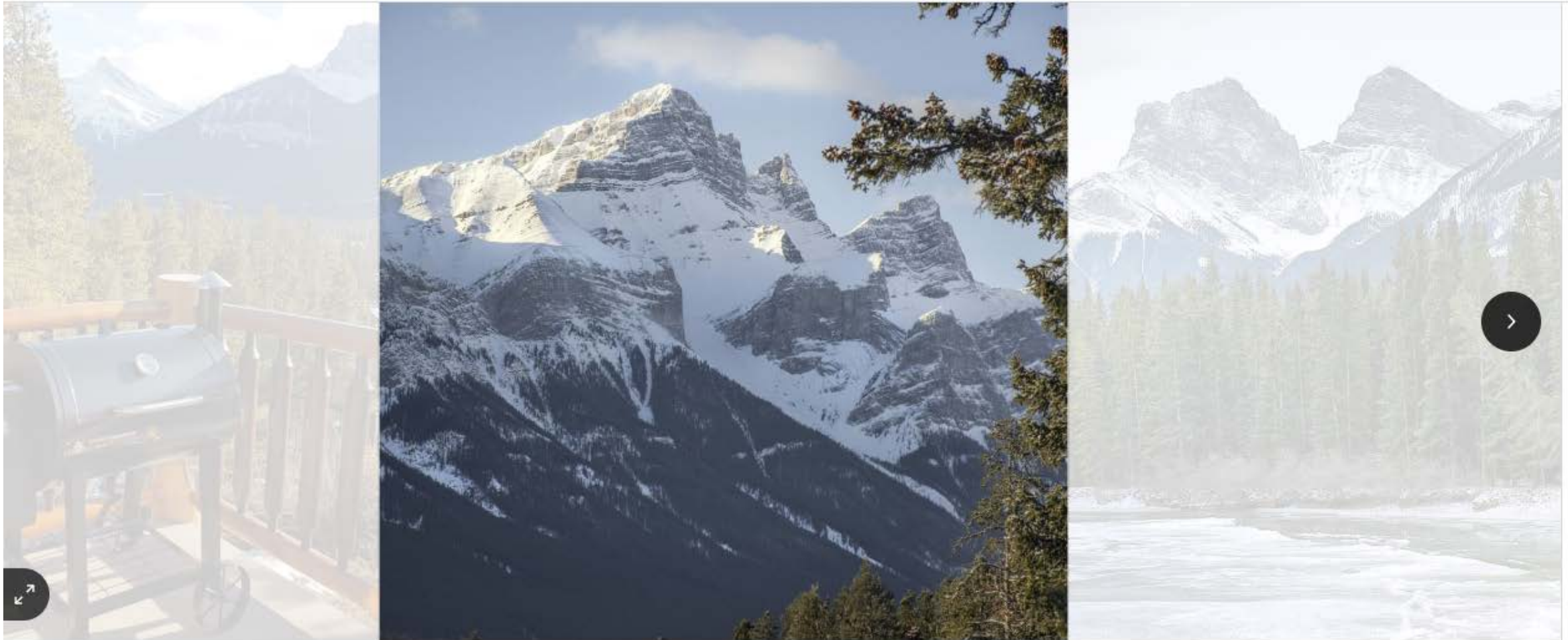
[Amenities](#)

[Reviews](#)

[Map](#)

[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



[Overview](#)

[Amenities](#)

[Reviews](#)

[Map](#)

[Availability](#)

## A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS



Overview Amenities Reviews Map Availability

# A TRUE CANADIAN ROCKY MOUNTAIN LOG CABIN EXPERIENCE- SUITABLE FOR LARGE GROUPS

Cabin · 9000 sq. ft.

Sleeps: 16

Bedrooms: 7

Bathrooms: 4

Half Baths: 1

Min Stay: 3 - 7 nights



Cougar Creek, Canmore, AB, Canada

Hot Tub Air Conditioning No Smoking

## Beautiful Mountain Reviews & Magical Place to Retreat

The house that has 6 bedrooms; plus loft. It is a true log home, with vaulted ceilings, wide hallways, spa area with sauna, steam room and hot tub, generous kitchen, generous dining room with fireplace, 5 fireplaces in total, extensive decks overlooking valley, 3 balconies, basement kitchen, and is definitely on the upper end of the market.

- For custom rental opportunities, please contact us directly. This is a bespoke home and we welcome direct communication to make the trip right for you!

\*Please note - Our home is a refined private residence that is not available for wild partying. If the home is used disrespectfully; we reserve the right to withhold some or all of the damage deposit.

In addition to listed amenities we also have:

Games room - pool table, pinball machine. Cable, satellite and extensive music system and automated lighting are available as well. Also a den with full computer, printer, fax and scanner abilities.

Kitchen appliances also include: coffee maker, popcorn maker, ice cream maker, waffle maker, bread maker, margarita machine, slow cooker, 3 dishwashers, 2 ovens, microwave, 2 temperature wine cooler, flat griddle and gas burners. Also steamer, iron, washing machine

\$1,292 per night

★★★★★ 30 Reviews  
Exceptional 5/5

✔ Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

Total \$13,570.86  
Includes taxes and fees [View details](#)

[Request to Book](#)

Free Cancellation until 3/21/2019



Hans Herchen  
[Ask Manager a Question](#)

For booking assistance, call VRBO at 888-640-7927  
Property # 668744

Expedia.ca

\*Terms apply

Prices just for you

UP TO 50% OFF select hotels\*

[See Deals](#)

Expedia.ca

\*Terms apply

Overview Amenities Reviews Map Availability

a den with full computer, printer, fax and scanner abilities.

Kitchen appliances also include: coffee maker, popcorn maker, ice cream maker, waffle maker, bread maker, margarita machine, slow cooker, 3 dishwashers, 2 ovens, microwave, 2 temperature wine cooler, flat griddle and gas burners. Also steamer, iron, washing machine and dryer are available in laundry room.

No street parking available. Maximum capacity - 7 cars. Garage has 3 car capacity.

List of beds and their sizes:

- 1. Master bedroom. - 1 King bed, 1 single Hide-a-bed
- 2. Guest Suite - 1 king bed, 1 crib
- 3. Barnwood Room - Bunk Beds, Double over Double
- 4. Hickory Room - Bunk Beds, single over single, with Trundle bed underneath.
- 5. Log Room - Bunk Beds, double over double.
- 6. Loft - Hide-a-bed in leather couch - sheets in loft closet and/or Hickory room closet
- 7. Nanny suite - Bunk Bed, Double over queen, Single Hide-a-bed

Beds have high quality mattresses with very comfortable bedding.

Note: the NUMBER of guests MUST be registered with owner prior to payment; If bringing more guests than registered, there shall be an additional charge, per guest, per day, and possibly cancellation of the rental.

[View less](#)

## Bedrooms

7 Bedrooms Sleeps 16

Master Suite

Junior Suite

\$1,292 per night

★★★★★ 30 Reviews  
Exceptional 5/5

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[Ask Manager a Question](#)

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Property # 668744

### Bedrooms

7 Bedrooms Sleeps 16

#### Master Suite

king · twin/ single

#### Junior Suite

king · baby crib

#### Bedroom 5 - Barnwood

bunk bed  
Bunk beds are doubles.

#### Bedroom 4 - Hickory

child bed · bunk bed  
3rd bed is a trundle bed; bunk beds are singles

#### Bedroom 3 - Log

bunk bed  
bunk bed is a double

#### Bedroom 6 - Nanny Suite

twin/ single · sleep sofa /futon · bunk bed  
In basement; bunk beds are doubles; sofa is single

#### Bedroom 7 - Loft

sleep sofa /futon  
Queen size sofa bed in Loft; open to below.

List of beds and their sizes: 1. Master bedroom. - 1 King bed, 1 single Hide-a-bed 2. Guest Suite - 1 king bed, 1 crib 3. Barnwood Room - Bunk Beds, Double over Double 4. Hickory Room - Bunk Beds, single over single, with Trundle bed underneath. 5. Log Room - Bunk Beds, double over double. 6. Loft - Hide-a-bed in leather couch - sheets in loft closet and/or Hickory room closet 7. Nanny suite - Bunk Bed, Double over queen, Single Hide-a-bed

\$1,292 per night

★★★★★ 30 Reviews  
Exceptional 5/5

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[Request to Book](#)

Free Cancellation until 3/21/2019

 **Hans Herchen**  
[Ask Manager a Question](#)

For booking assistance, call VRBO at 888-640-7927  
Property # 668744

Overview Amenities Reviews Map Availability

### Property Manager

 **Hans Herchen**  
Member Since 2015

[Ask Manager a Question](#)

Speaks: **English**      Calendar last updated: **Jan 30, 2019**

[View more about Hans Herchen](#)

### Amenities



- |                  |                    |                |
|------------------|--------------------|----------------|
| Internet         | Fireplace          | Washer & Dryer |
| Air Conditioning | TV                 | Parking        |
| Hot Tub          | Satellite or Cable | Heater         |

### Bathrooms

4 Bathrooms, 1 Half Bath

- |   |  |  |
|---|--|--|
| <b>Bathroom 5 - main floor</b><br>toilet                | <b>Bathroom 2 - guest suite</b><br>toilet, tub, shower | <b>Bathroom 4 - basement</b><br>toilet, shower, steam room, and sauna in this spa area |
| <b>Bathroom 1 - master suite</b><br>toilet, tub, shower | <b>Bathroom 3 - upper hall</b><br>toilet, shower       |  |

### Safety features

**\$1,292** per night    
★★★★★ 30 Reviews  
*Exceptional 5/5*

 Your dates are available

Check In <b>May 20</b>	Check Out <b>May 29</b>
Guests <b>8 guests</b>	

Total **\$13,570.86**  
Includes taxes and fees [View details](#)

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*Free Cancellation until 3/21/2019*

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Property # 668744

Overview **Amenities** Reviews Map Availability

Exterior lighting Fire extinguisher Smoke detector

### Location Type

Mountain View

### Meals

Guests provide their own meals

### General

- Telephone
- Air Conditioning
- Heating  
heated radiant heat floor and air exchangers.
- Linens Provided
- Washing Machine  
two sets, upper level and basement.
- Clothes Dryer  
2 sets, upper level and basement.
- Fireplace  
2 wooden fireplaces; 3 gas fireplaces;
- Parking  
No street parking available. Our property parks about 9 vehicles, unless you double park.
- Garage  
for 3 cars
- Internet
- Towels Provided
- Fitness Room / Equipment  
the entire valley!
- Wireless Internet
- Iron & Board
- Hair Dryer
- Living Room  
beautiful view; two couches, fireplace, two chairs, ottoman.

### Kitchen

- Dishwasher  
dual dishwashers on main floor
- Refrigerator  
Subzero in main kitchen; additional subzero in basement.
- Oven  
dual wolf ovens
- Microwave
- Grill
- Pantry Items  
all food basics for cooking; full spices
- Dishes & Utensils  
Denby china and fine flatware and stemware/crystal

**\$1,292** per night

★★★★★ 30 Reviews  
Exceptional 5/5



✔ Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

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Includes taxes and fees [View details](#)

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Property # 668744

Overview Amenities Reviews Map Availability

### Dining

Dining Room Dining comfy seating for 14 people  
Additional 8 lounge seats

### Entertainment

Television 7 in house  
Stereo integrated audio throughout house; 4 wireless ports available for your phone or source.  
Music Library Tune In internet radio  
Satellite / Cable Shaw cable.  
Books  
Games Board Games  
Pool Table  
Video Library

### Outside

Balcony Deck / Patio Golf Canadian Rockies Golf Banff Springs Golf Course Silvertip Golf Course  
Outdoor Grill Ski & Snowboard Mount Norquay Sunshine Village

### Suitability

wheelchair inaccessible Long-term Renters Welcome

### Pool / Spa

Sauna Hot Tub Comfortably fits 6-8 people  
Spa Whirlpool

\$1,292 per night  
★★★★★ 30 Reviews  
Exceptional 5/5

✔ Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

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Includes taxes and fees [View details](#)

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 **Hans Herchen**  
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Property # 668744

Overview Amenities Reviews Map Availability

### Onsite Services

Staff

### Notes

We also have Easel, Easel Paper, Paper Pads, Pens and Markers available for Business Retreats. As well as Photocopier, Scanner, Printer in the office.

Hiking:

Tunnel Mountain Trails

Grassi Lakes Trails

Nordic Centre

### House Rules

Check-in: 1:00 PM

Check-out: 1:00 PM

✗ No parties/events

✗ No smoking  
Smoking is fine outside.

✗ No pets

Max occupancy: 16 (16 adults)

### Cancellation Policy

100% refund if canceled at least 60 days before arrival date. 50% refund if canceled at least 30 days before arrival date.

\$1,292 per night

★★★★★ 30 Reviews

Exceptional 5/5



✔ Your dates are available

Check In May 20	Check Out May 29
--------------------	---------------------

Guests  
8 guests

Total \$13,570.86  
Includes taxes and fees [View details](#)

Request to Book

Free Cancellation until 3/21/2019



Hans Herchen

[Ask Manager a Question](#)

For booking assistance, call VRBO at 888-640-7927  
Property # 668744

Overview Amenities **Reviews** Map Availability

### Cancellation Policy

100% refund if canceled at least 60 days before arrival date. 50% refund if canceled at least 30 days before arrival date.

### 30 Reviews

★★★★★ Exceptional 5/5

1 - 6 of 30

#### Scenic large space in beautiful log home

5/5 ★★★★★ Stayed Sep 2018

Jacklynn M. Edmonton, Canada

Perfect home for 13 ladies to celebrate 20 years of friendship for 3 nights with room to spare. Lots of beds, personal space and well appointed home. A mountain view from every window. Close to walking trails and restaurants. \$10 taxi to town. Calling this an impressive log home is an understatement. The building itself is spectacular and the location is superb. Thx for a great place to celebrate this special occasion.

Submitted Oct 6, 2018

#### Very nice

5/5 ★★★★★ Stayed Jun 2018

Richard R.

Manager very helpful

Submitted Jun 27, 2018

\$1,292 per night

★★★★★ 30 Reviews

Exceptional 5/5

✔ Your dates are available

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Guests 8 guests	

Total \$13,570.86  
Includes taxes and fees [View details](#)

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Property # 668744





Overview Amenities **Reviews** Map Availability

### Fantastic place. Beautiful location.

5/5 ★★★★★ Stayed Feb 2018  
Marcus T. Vancouver BC

I can't say enough good things about the treehouse. It's well maintained and is great for having a group of friends or family to hang out together.

Submitted Mar 5, 2018

### Beautiful house; great location

5/5 ★★★★★ Stayed Jan 2018  
Divya T. San Francisco, CA

The house is perfect for a group trip to Banff.

Submitted Jan 31, 2018

### Beautiful home in the mountains

5/5 ★★★★★ Stayed Dec 2017  
Catherine Dea C.

This home is not only beautifully detailed, it is warm and cozy and sophisticated.

Submitted Jan 5, 2018

### Great Week End get away

5/5 ★★★★★ Stayed Nov 2017

The home is Fantastic great location . Very comfortable , has a great view , The amenities are unreal you feel like your a KING when you stay here . I would highly recommend this to anyone.

\$1,292 per night

★★★★★ 30 Reviews  
Exceptional 5/5



✔ Your dates are available

Check In May 20	Check Out May 29
--------------------	---------------------

Guests  
8 guests

Total \$13,570.86  
Includes taxes and fees [View details](#)

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Free Cancellation until 3/21/2019



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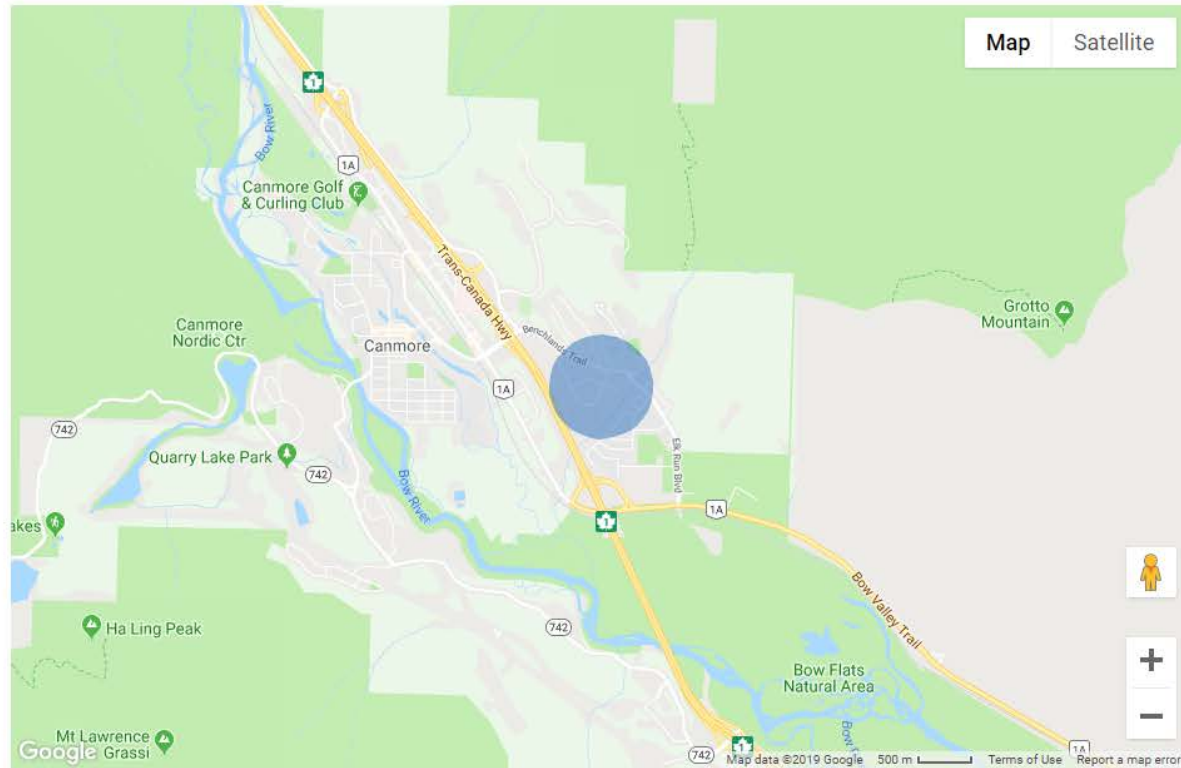
For booking assistance, call VRBO at 888-640-7927  
Property # 668744



1 - 6 of 30



### Map



Cougar Creek, Canmore, AB, Canada

**\$1,292** per night

★★★★★ 30 Reviews  
Exceptional 5/5



✔ Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

Total **\$13,570.86**  
Includes taxes and fees [View details](#)

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Free Cancellation until 3/21/2019



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Property # 668744

### Availability

#### May 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

#### June 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

#### July 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27

#### August 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24

\$1,292 per night

★★★★★ 30 Reviews  
Exceptional 5/5



✔ Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

Total \$13,570.86  
Includes taxes and fees [View details](#)

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Free Cancellation until 3/21/2019



**Hans Herchen**  
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Property # 668744

Overview Amenities Reviews Map Availability

January 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

\$1,292 per night

★★★★★ 30 Reviews  
Exceptional 5/5

✔ Your dates are available

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Guests 8 guests	

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Overview Amenities Reviews Map Availability

17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

**Additional information about rental rates**

Refundable damage deposit	\$3,767
Cleaning	\$339 + Tax

For custom rental opportunities, please contact us directly. This is a bespoke home and we welcome direct communication to make the trip right for you!

The cost of broken items will be charged from damage deposit.

In case any extra guests are coming (that owner is not aware of), \$75/per guest/per night will be charged from the security deposit.

There is an extra \$25 charge for every used firewood bundle.

Guests will receive a 50% refund of the total cost (minus the booking fee ) if they cancel at least four weeks before the start of the trip. If the guest cancels or the balance is not paid on time, the deposit (including the booking fee) cannot be refunded.

**\$1,292** per night

★★★★★ 30 Reviews

Exceptional 5/5

✔ Your dates are available

Check In May 20	Check Out May 29
Guests 8 guests	

Total **\$13,570.86**  
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**Request to Book**

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**Hans Herchen**

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Property # 668744

**Special Offers**

Kyle Sloan  
Land Use Enforcement, Town of Canmore  
11 December 2017  
11:33am

Information obtained from:  
<https://www.vrbo.com/668744>

# 9000 SF Log Home Mountain Estate in Canmore

Overview Amenities Reviews Map Photos Rates & Availability

Share Favorite



2 of 9

Book Online or call HomeAway Booking Assistance [888-640-7927](tel:888-640-7927)

**\$1,301**  
avg/night

Enter dates for accurate pricing

Arrive  Depart

Guests (required)

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## Details

- Cabin  
9,000 sq. ft.
- Sleeps  
24
- Bedrooms  
7
- Bathrooms  
4
- Half Baths  
1
- Minimum Stay  
3 - 6 nights

About the property

### 6 bedrooms with Mountain View, 5 bathrooms, sleeps up to 18 people

The house that has 6 bedrooms, including one for staff, plus loft. There is a 3 car garage, 1 acre property, gated and fenced, mountain views, and no immediate neighbours. It is a true log home, with vaulted ceilings, wide hallways, spa area with sauna, steam room and hot tub, generous kitchen, generous dining room with fireplace, 5 fireplaces in total, extensive decks overlooking valley, 3 balconies, basement kitchen, and is definitely on the upper end of the market.

\*Please note - Our home is a refined private residence that is not available for wild partying. If the home is used disrespectfully; we reserve the right to withhold some or all of the damage deposit.

In addition to listed amenities we also have:

Games room w/ pool table, pinball machine and dartboard. Cable, satellite and extensive music system and automated lighting are available as well. Also a den with full computer, printer, fax and scanner abilities.

Kitchen appliances also include: coffee maker, popcorn maker, ice cream maker, waffle maker, bread maker, margarita machine, slow cooker, 3 dishwashers, 2 ovens, microwave, 2 temperature wine cooler, flat griddle and gas burners. Also steamer, iron, washing machine and dryer are available in laundry room.

No street parking available. Maximum capacity - 7 cars. Garage has 3 car capacity.

List of beds and their sizes:

- 1. Master bedroom. - 1 King bed, 1 single Hide-a-bed
- 2. Guest Suite - 1 king bed, 1 crib
- 3. Barnwood Room - Bunk Beds, Double over Double
- 4. Hickory Room - Bunk Beds, single over single, with Trundle bed underneath.
- 5. Log Room - Bunk Beds, double over double.
- 6. Loft - Hide-a-bed in leather couch - sheets in loft closet and/or Hickory room closet

**\$1,301**  
avg/night

Enter dates for accurate pricing

Arrive Depart

Guests (required)

**Request to Book**

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7. Nanny suite - Bunk Bed, Double over queen, Single Hide-a-bed

Beds have high quality mattresses with very comfortable bedding.

Note: the NUMBER of guests MUST be registered with owner prior to payment; If bringing more guests than registered, there shall be an additional charge, per guest, per day, and possibly cancellation of the rental.

Note that landscaping is still in progress.

[Hide Details](#)

**\$1,301**  
avg/night

**Enter dates for accurate pricing**

Arrive  Depart

Guests (required)

**Request to Book**

[Ask Manager a Question](#)

[Report this listing](#)

**Property Manager**



**Susan**  
Member since: 2015

[Ask Manager a Question](#)

Speaks: **English, German, Portuguese**  
Response time: **Within a few hours**  
Response rate: **100%**  
Calendar last updated: **December 11, 2017**

[Read more about Susan](#)

**About Susan**

The owner prefers privacy and the pictures on this website are a very conservative representation of the home.

Cougar Creek Cabin Accommodation and Amenities

<b>Property Type:</b>	cabin	
<b>Meals:</b>	Guests provide their own meals	
<b>Floor Area:</b>	9000 sq. ft.	
<b>House Rules:</b>	Max. occupancy: 24 Events Allowed	non smoking only ...
<b>Location Type:</b>	Mountain View ...	
<b>Theme:</b>	Adventure Away From It All Family Romantic	Spa Sports & Activities Tourist Attractions
<b>General:</b>	Clothes Dryer ... Fireplace ... Fitness Room / Equipment ... Garage ... Hair Dryer Heating ... Internet	Iron & Board Linens Provided Living Room ... Parking ... Telephone Towels Provided Washing Machine ...
<b>Kitchen:</b>	Coffee Maker ... Dishes & Utensils ... Dishwasher ... Kitchen ... Microwave	Oven ... Pantry Items ... Refrigerator ... Stove ... Toaster ...
<b>Dining:</b>	Dining ... Dining Room	seating for 14 people
<b>Bathrooms:</b>	4 Bathrooms, 1 Half Bath <i>Bathroom 5 - main floor - toilet</i> <i>Bathroom 1 - master suite - toilet , tub , shower</i> <i>Bathroom 2 - guest suite - toilet , tub , shower</i> <i>Bathroom 3 - upper hall - toilet , shower</i> <i>Bathroom 4 - basement - toilet , shower , steam room, and sauna in this spa area</i>	

**\$1,301**  
avg/night

Enter dates for accurate pricing

Arrive  Depart

Guests (required)

**Request to Book**

[Ask Manager a Question](#)

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**Bedrooms:** 7 Bedrooms, Sleeps 24  
 Master Suite - 1 king, 1 twin/ single  
 Junior Suite - 1 king, 1 baby crib  
 Bedroom 5 - Barnwood - 1 bunk bed, Bunk beds are doubles.  
 Bedroom 4 - Hickory - 1 child bed, 1 bunk bed, 3rd bed is a trundle bed; bunk beds are singles  
 Bedroom 3 - Log - 1 bunk bed, bunk bed is a double  
 Bedroom 6 - Nanny Suite - 1 twin/ single, 1 sleep sofa /futon, 1 bunk bed, In basement; bunk beds are doubles; sofa is single  
 Bedroom 7 - Loft - 1 sleep sofa /futon, Queen size sofa bed in Loft; open to below.  
 List of beds and their sizes: 1. Master bedroom. - 1 King bed, 1 single Hide-a-bed 2. Guest Suite - 1 king bed, 1 crib 3. Barnwood Room - Bunk Beds, Double over Double 4. Hickory Room - Bunk Beds, single over single, with Trundle bed underneath. 5. Log Room - Bunk Beds, double over double. 6. Loft - Hide-a-bed in leather couch - sheets in loft closet and/or Hickory room closet 7. Nanny suite - Bunk Bed, Double over queen, Single Hide-a-bed

**\$1,301**  
 avg/night

Enter dates for accurate pricing

Arrive  Depart

Guests (required)

[Request to Book](#)

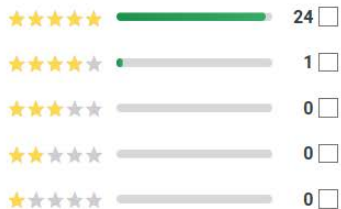
[Ask Manager a Question](#)

[Report this listing](#)

<b>Entertainment:</b>	Books Games ... Music Library ... Pool Table	Satellite / Cable ... Stereo ... Television ... Video Library
<b>Outside:</b>	Balcony Deck / Patio	Golf ... Outdoor Grill
<b>Suitability:</b>	Long-term Renters Welcome	wheelchair inaccessible
<b>Pool / Spa:</b>	Hot Tub	Sauna
<b>Onsite Services:</b>	Staff	
<b>Attractions:</b>	cinemas festivals health/beauty spa museums	playground recreation center restaurants
<b>Leisure Activities:</b>	bird watching boating eco tourism gambling casinos horseback riding horseshoes	photography scenic drives shopping sight seeing sledding walking

## Reviews

Exceptional! 5/5 - ★★★★★ (25 traveler reviews)



Anonymous

### Great Week End get away

★★★★★ 5 of 5

The home is Fantastic great location . Very comfortable , has a great view , The amenities are unreal you feel like your a KING when you stay here . I would highly recommend this to anyone.

Can't wait to go back .

Submitted: Nov 24, 2017 Stayed: November 2017 Source: VRBO, from HomeAway

Did you find this review helpful?  Yes  No

\$1,301  
avg/night

Enter dates for accurate pricing

Arrive Depart

Guests (required)

Request to Book

Ask Manager a Question

Report this listing



Brad M.

★★★★★ 5 of 5

This is a true log cabin. Our group was 7 friends spending a weekend together. This property was ideal for our get together. The common area is spacious enough for everyone to interact, and if you wanted some alone time that was also easily accomplished. You can't beat the mountain views from every room. I would highly recommend this property for any group that wants to enjoy the mountain park and do it in style and luxury.

Submitted: Sep 24, 2017 Stayed: September 2017 Source: HomeAway

Did you find this review helpful? 1 Yes 0 No



Robin M.

### Fabulous!

★★★★★ 5 of 5

Pictures do not do this property justice. Lots of space. Excellent beds. Master shower to die for. Fully equipped kitchen. Very comfortable home. Perfect for a group of friends (like our hiking group) or a large family.

Submitted: Sep 15, 2017 Stayed: September 2017 Source: VRBO, from HomeAway

Did you find this review helpful? 2 Yes 0 No



Anonymous

### Beyond beautiful,huge luxurious house

★★★★★ 5 of 5

This house was breathe taking,a dream place to stay.Absolutely huge.Was very very clean.Has everything you could imagine in this house,from sauna,to pool table, piano,numerous bedrooms,high ceilings,huge kitchen.Just every detail was wow! Luxurious.Even a marble bath tub.Every detail in the house was so high end.The mountains right infront of you when you look out huge belcony .By far the nicest,biggest home I've ever stayed in.

\$1,301  
avg/night

Enter dates for accurate pricing

Arrive Depart

Guests (required)

Request to Book

Ask Manager a Question

Report this listing

Note the highlighted parts. The gate is visible from Streetview and the path is shown on ToC maps.

The screenshot shows a VRBO listing page for property ID 668744. The browser address bar shows 'vrbo.com/668744'. The page has navigation tabs for Overview, Amenities, Reviews, Map, Photos, and Rates & Availability. There are also links for Share and Favorite.

**Review 1:** By William B. (5 stars). Text: "We had an amazing Family vacation for my father's 60th birthday. We were able to mountain bike from the door. Quick trip to downtown. **Walking path to summit cafe and iron goat pub.** The home was so comfortable and nice that we were able to come home and cook dinners in the well appointed kitchen and relax in luxury." Submitted: Jul 25, 2017. Stayed: July 2017. Source: VRBO, from HomeAway.

**Review 2:** By Paige L. (4 of 5 stars). Title: "Huge house, high-tech features." Text: "We stayed in this Canmore property July 1-6, 2016...a family of 16 ranging in age from 3-72. The house is very nice with incredible views! We loved waking up to breathtaking views of the Rocky Mountains each morning. However, the temperatures during our stay soared into the 90's. Being from the South, we are accustomed to these temps, but the house did not have air conditioning. We left our windows open, but with the long daylight hours and no shades/curtains, the inside temperatures were unbearable. Fortunately we stayed very busy, so we were not in the house except in the evenings. It was next to impossible to get to sleep. The mornings were nice as the temperatures do cool overnight. I would recommend at least one fan for each bedroom to help with this issue in the future." "We arrived late on Canada Day, so no one was able to meet us. We encountered some issues with the fuses and lights and the property manager came to fix those. However, the "fix" was not complete. One bedroom had no lights during our trip and two others could not turn off one light." "The house is extremely high-tech, and a walk through is necessary to understand the features and be able access them for use. For example, we could never get the televisions to work." "Again, the house is very nice with great views and high-tech features. We loved the location, pool table, comfortable beds and **gated access** (it was a bit ornery though!)." Submitted: Jul 17, 2017. Stayed: June 2017. Source: VRBO, from HomeAway.

**Booking Sidebar:** Price: \$1,301 avg/night. A red banner says "Enter dates for accurate pricing". There are fields for Arrive and Depart dates, and a field for Guests (required). A yellow "Request to Book" button and a blue "Ask Manager a Question" link are present. A "Report this listing" link is at the bottom.

# Map



**Nearest Airport** 60 Miles  
Calgary

**Nearest Golf** 2 Miles  
Silvertip Golf Course

**Nearest Restaurant** 0.5 Miles  
Iron Goat

**Nearest Ski** 25 Miles  
Norquay/Sunshine

Car: recommended

Canada Alberta Canmore Cougar Creek

**\$1,301**  
avg/night

Enter dates for accurate pricing

Arrive  Depart

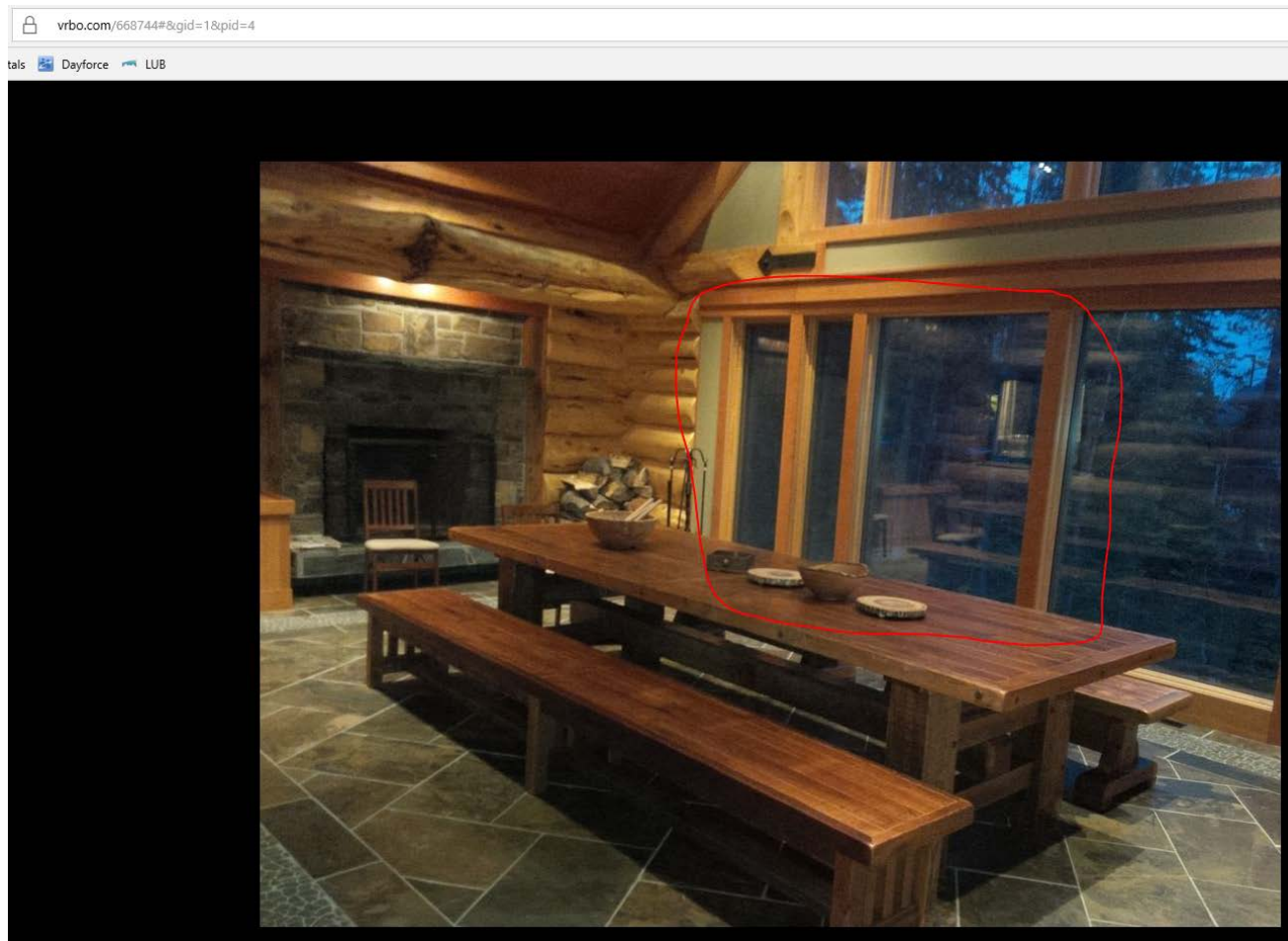
Guests (required)

Request to Book

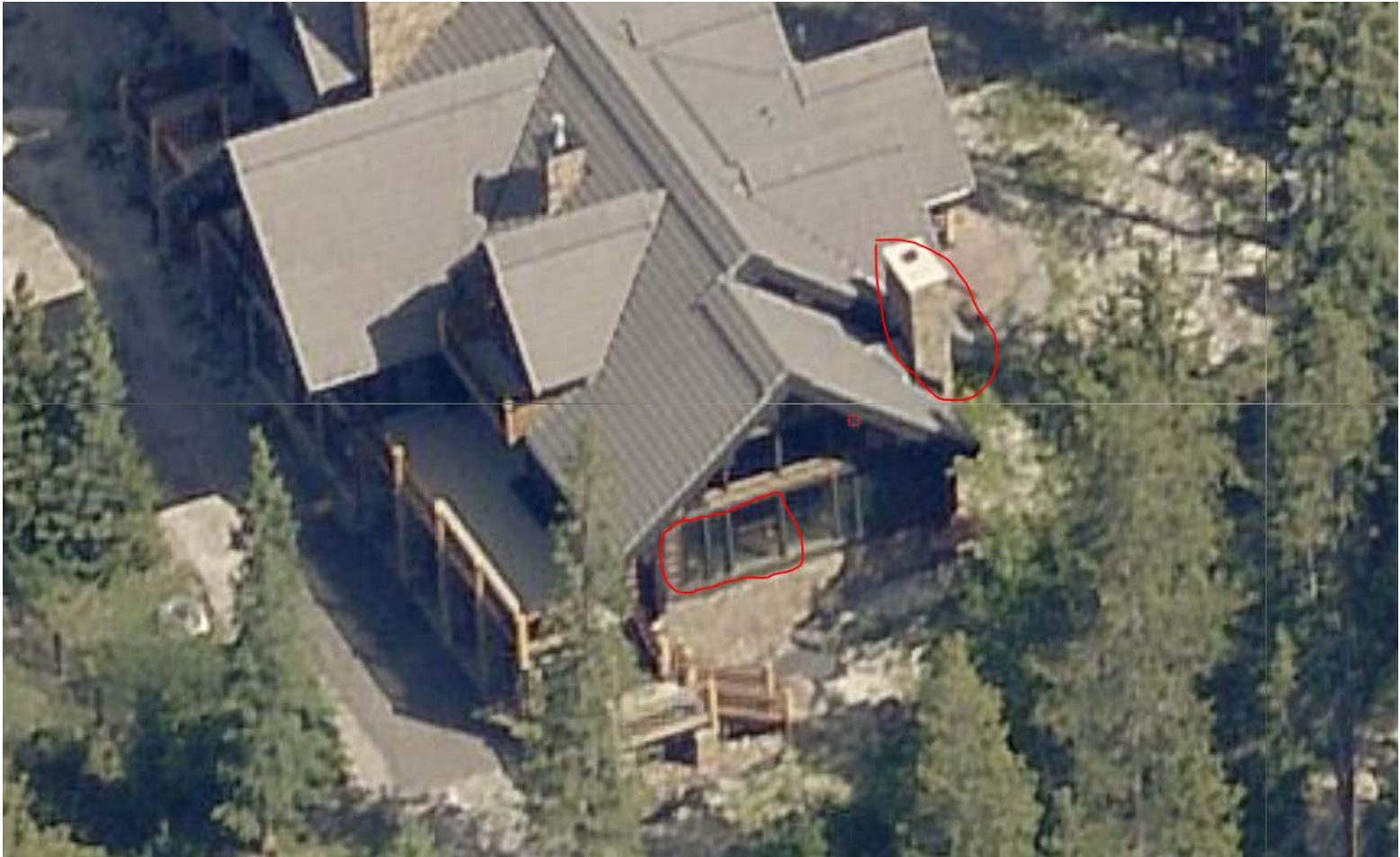
Ask Manager a Question

Report this listing

This window is a match to what is shown in Pictometry. Also note the location of the fireplace and compare with next slide.









## BYLAW ENFORCEMENT REPORT

**Submission:** Concerns of short-term rental being operated at 133 Wapiti Close. Emails included a link to VRBO posting (provided May 27, 2023) and the following photo, submitted September 2, 2022:



Additional photos provided to the Town, submitted on June 5<sup>th</sup>, 2023. The first photo is dated for May 5<sup>th</sup>, 2023, and the second for May 13<sup>th</sup>, 2023.





Photos received May 27<sup>th</sup>, 2023. Comment from resident includes: "lots of occupants - 5 cars in the house parking area and two on the street."





Photo submission received from member of the public on June 5<sup>th</sup>, 2023.



Photos submitted by member of the public, dated June 22, 2023, and July 2, 2023, respectively.





July 2, 2023



Submission: Several photos provided to the Town, where a Town resident claims the photo with the crib from the VRBO posting matches the exterior of 133 Wapiti Close (double doors, deck, distinct wooden railing), along with the views matching between the crib photo and the view that can be seen behind 133 Wapiti Close. Email with photos received June 15, 2023. Note that a portion of the eave can be matched between the right hand side of the crib photo and corresponding exterior photo.



Photo submission from the public: Photo taken September 13<sup>th</sup> (2023) the group left Sunday the 17<sup>th</sup> - a party of around 16 - some cars in the garage and a bevy of cabs leaving the place.



Picture taken October 08, 2023

Caption from resident: There are 5 cars in the driveway and at least one hidden in the garage. Saskatchewan plates on at least three vehicles. Please document.



Attention: Sara Jones Clerk, Subdivision & Development Appeal Board

Re: Subdivision & Development Appeal  
CEZONE202300011  
133 Wapiti Close  
Lot 76,Block2 Plan 9811923  
Operation of a Tourist Home without a Development Permit

Appeal against a stop order issued by the Canmore Development Authority

Submission by:  
Andrew Barron and Rosemary Neil  
25-242 Benchlands Terrace  
Canmore AB  
T1W1E9

As home owners directly below this property we have experienced numerous times when loud music and partying has occurred . The units in our development have back balconies and bedrooms which directly face this property

After a summer storm a couple of years ago, a number of trees had fallen and town crews did a cleanup, therefore there was even less of a natural buffer zone previously provided by the foliage to reduce noise disturbance between our properties. We have at times been forced to close our bedroom windows, on very hot evenings, to muffle the volume as we tried to sleep.

On other occasions residents from our condo units have approached the occupants and asked them to please lower the volume. The RCMP were made aware of the noise issue on at least one occasion when the By-Law office was closed, and attended the residence requesting the noise level to be reduced.

We understand that 133 Wapiti Close is owned by an Edmonton resident and not a full time resident of the town, and parties other than the owner use this residence.

This been an ongoing issue as illustrated by the following article in the Rock Mountain Outlook May 31, 2018 (see below)

<https://www.rmoutlook.com/local-news/court-asked-to-overturn-decision-on-illegal-tourist-home-1572512>

It is sincerely hoped that the Town Council decides to help maintain our residential area as one that is aligned with both the expectations of community living and abiding to the bylaws of our town.

Yours sincerely

Andrew Barron and Rosemary Neil

# Court asked to overturn decision on illegal tourist home

CANMORE - A man whose Canmore home was determined to be an illegal tourist home has applied to the Court of Appeal of Alberta to appeal the local decision.


CANMORE - A man whose Canmore home was determined to be an illegal tourist home has applied to the Court of Appeal of Alberta to appeal the local decision.

Hans Herchen has applied to the court for permission to appeal the decision of the Subdivision and Development Appeal Board in February to uphold a stop work order issued by the municipality to the alleged illegal tourist home.

A hearing is set for Aug. 14 for him to make the argument to court of why he should be allowed to appeal the decision.

Herchen owned one of two homes subject to an appeal hearing and did not appear in front of the quasi-judicial municipal planning appeal board for the hearing about his property 133 Wapiti Close

His neighbours, on the other hand, did show up for the hearing and made submissions to the appeal board that the home was being run as an illegal nightly rental contrary to the Land Use Bylaw.

A member of the condo board for Golden Eagle Estates, Percy Strong, told the board the six-bedroom, five-bathroom gated luxury log home in Eagle Terrace has been a major problem in the neighbourhood.

"It has been a very bad example of a neighbour in the area in the sense that it has increased traffic and there have been a number of incidents ... where the RCMP have been called to that address to shut down parties that were very noisy," he said.

"One of the problems with allowing a place like 133 to be a tourist home is that it sets a very poor precedent for our own complex in the sense that three-quarters are only weekenders and they could easily put their places up (for short term rental) and indeed one or two units have."

Listed at \$1,301 a night online with multiple reviews from those who have rented the 9,000 square foot home, Kyle Sloan, enforcement officer for the municipality, said there was sufficient evidence the property was being used as an illegal tourist home.

In addition to the stop work order, Herchen was handed a \$2,500 ticket as well. A second offence under the bylaw could increase the fine to \$5,000.

In court documents filed by Herchen, he claims the SDAB erred in law or jurisdiction when it determined the homeowner contravened the Land Use Bylaw without conducting a proper inspection or investigation; that it exceeded its jurisdiction to determine the stop order satisfied the legal burden of determining the property was an illegal tourist home and failed to comply with the rules of natural justice by not providing notice that evidence would be presented at the hearing that would be adverse in interest to the applicant.

The appeal hearing was publicly advertised and notice given to affected neighbours to the subject property.

When SDAB chair Ron Casey opened the floor for public comment, neighbours spoke up regarding how the use of the property affects them and their ability to enjoy their residential dwelling units.

But because Herchen was not present to defend himself, he claims the right to appeal the decision in front of the court of appeal.

First, Herchen will have to satisfy the court that he has sufficient legal grounds upon which to appeal, to be determined after submissions at the August hearing.

**From:** [bruce.mathews](mailto:bruce.mathews)  
**To:** [Shared.MunicipalClerk](mailto:Shared.MunicipalClerk)  
**Cc:** [nbm@shaw.ca](mailto:nbm@shaw.ca)  
**Subject:** Subdivision and Development Appeal CEZONE202300011  
**Date:** June 10, 2024 2:17:57 PM

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[Re: CEZONE202300011, 133 Wapiti Close

Submission by: Bruce Mathews and Nancy Fraser  
31-242 Benchlands Terrace  
Canmore, AB  
T1W3L8

We are writing to express our concerns regarding the use of the above address as a tourist home. We have lived below this house for the past 6 years and have been directly impacted by the noise from this property many times each year.

We recognize that sound in the Bow Valley travels and have chosen to accept when the music is loud during the early evening hours. While this makes it unpleasant to enjoy our own deck at our residence ( not our vacation property) we take it as part of living here.

However, when guests of 133 Wapiti close are outside in the later evening, early morning hours it is untenable. What is key to note is that Units 22 - 33 of 242 Benchlands Terrace all have their master bedrooms facing this property and as such we bear the brunt of the noise.

We have been awakened at 0300 and 0400 hours on numerous occasions to noise so loud that we can actually make out the entire conversation that is occurring above us. It is literally like they are sitting in our bedroom.

These incidents are not restricted to summer time but occur throughout the year. While it is easier to close the window during the winter months our units do not have air conditioning making sleeping with windows closed during the summer unbearable. Furthermore closing the windows at times only mutes the noise.

And while we have on one occasion contacted the RCMP we do not feel that the onus should be on us to do this. It is a sad testament that the owner of this property has little regard for those who also share the neighbourhood. We too deserve a good nights sleep in the home that we own.

We sincerely hope that Town Council decides to uphold the rights of all residents and town bylaws.

If an opportunity presents we would be happy to appear in person.

Sincerely,

Bruce Mathews and Nancy Fraser

Sent from my iPad



**From:** [Rob Owens](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** 133 Wapiti Close: Impact on community statement  
**Date:** June 5, 2024 9:33:08 AM

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Attn Canmore Subdivision and Development Appeal Board,

I am writing as a resident of Wapiti Close to share how my family and most of my neighbours feel negatively impacted by the currently illegal operation of a tourist home at 133 Wapiti Close.

For several years, this house has been highlighted, without the address listed nor the exterior shown, on sites including Air BnB and VBRO. There has been communications between multiple visitors and local community members confirming that they are renters and not owners nor friends of the property owner. There are regular large party renters of this property that are significantly disruptive to the community, including excessive noise in the hours between 10 pm and 4 am and illegal (in front of the adjacent stop sign, blocking fire access road, etc) and excessive parking of vehicles in the quiet cul-de-sac that we all reside. There are currently 11 children 12 years and under living at Wapiti Close, and the excessive traffic and disregard for speed limits that come from some of these visitors is also a risk.

There is also a lack of infrastructure to support a tourist home designation in this neighbourhood. The needed amenities, such as a grocery store and pharmacy, are not easily accessible by foot, especially for visitors who lack a bike or insight into local amenities and pathways to even the Summit Cafe area. Compared to the regions zoned adequately for Spring Creek and Bow Valley Trail tourist homes, this tourist home doesn't make sense. Compared to a smaller basement Air BnB or a traditionally managed B&B this large home that is advertised to sleep up to eighteen is too much for our cul-de-sac to handle.

The quality of life living on Wapiti Close has been lowered by many residents who did not buy a home here with the knowledge of the disruption that comes from this rental. The current owner has been arrogant and deceitful in his communications when confronted by locals about the concerns we have with his illegal operations.

I am asking for this property's tourist home designation to be denied and for it to be monitored and fined regularly should illegal operations continue.

Thanks for listening,

Rob Owens

**Rob Owens (he/him)**  
**President, Onwardup**

*Glen & Irene Phillips*  
129 Wapiti Close  
Canmore, Alberta, Canada  
T1W 3B

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June 05, 2024

Town of Canmore  
Development Appeal Board

Re: CE Zone 202300011  
Lot 76, Block 2, Plan 9811923  
Operation of a Tourist Home without a Development Permit

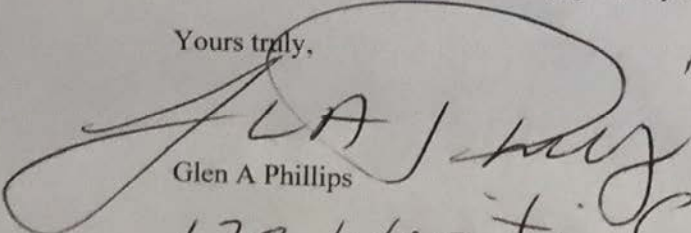
Attn: Municipal.clerk@canmore.ca

We have resided at 129 Wapiti Close for 20 years – I have submitted multiple complaints complete with photos over the last 10 years to enforcement Canmore regarding Hans Herchen's illegal rentals of the property located at 133 Wapiti Close. As his closest immediate neighbour, we have been subjected to multiple noisy weekend party's – male stags and female stagette's involving groups more than 20 people. It is a constant parade of cars and people, most summer weekends – some respectful – some not.

When you pay the fee of over \$2,000/night, many renters feel entitled to illegally park on the street, have fires when there are fire bans, and generally disrupt the entire neighbourhood. We have very many small children under 14 years of age, at least a dozen who play on the street. The multiple cars and trucks entering and leaving 133 Wapiti Close are a hazard to these kids.

We are not zoned for short term rentals and this needs to be shut down. It sets a bad example for others that will do the same thing if Hans continues to rent. I am happy to testify if necessary. Two weeks ago, I talked to Hans who rarely shows up at his own house as there were a good 8 pickup trucks in his driveway. As you are aware, he denies renting and says they are all his good friends – yet I did show him a picture of a so-called friend and he was unable to identify her. Possibly because she was a stripper going to perform at a stag. His ads advertising his place for rent which he says is in Silvertip is up and running. His renters need to sign a nondisclosure agreement that will not allow them to post pictures of the outside of his place on social media. They are not given an actual address until just before check in. He is slick. We sincerely hope that the Town of Canmore will not let this opportunity get away on a technicality this time.

Yours truly,

  
Glen A Phillips

129 Wapiti Close

**From:** [Barb Pigott](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Submission for the Appeal at 133 Wapiti Close  
**Date:** June 6, 2024 8:48:29 AM

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Good morning,

Apologies for the last minute submission however we just closed on the purchase of our new property at 141 Wapiti Close. We just learned of the appeal as we are moving from Ontario. Super excited by the way!

We had heard all about the illegal Air BNB at 133 Wapiti Close however we weren't concerned as we had been told by several people that the town was shutting it down. As it definitely should be. We have learned from speaking with a few of our new neighbours exactly what happens when the property is rented out including the fact that the owner requires them not to post on social media! We are now extremely concerned for our neighbourhood along with other neighbourhoods in Canmore should the zoning be changed to Tourist Home.

It is of great concern that an owner of a property not designated Tourist Home can continue to ignore it, pay the fine, continue and then get the rezoning approved! This would set a HUGE precedent for example to all of the owners of the Silvertip residents who just vacation there. If this goes through you are basically allowing all of the Silvertip owners the ability to make their properties short term rentals! And it will continue to grow in other neighbourhoods in Canmore.

The town should also increase the fine exponentially because it obviously is not a deterrent to the property owner.

Thank you for considering our submission.

Regards,  
Barb and Paul Pigott  
141 Wapiti Close