



GRASSROOTS
REALTY GROUP

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**1210 16 Street
Canmore, Alberta**

MLS # A2218075



\$2,398,000

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,649 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Steam Room, Vaulted Ceiling(s)		

Inclusions: Firepit, Garage shelving

Wow - a bungalow + huge views + huge lot + on the valley floor + beautiful spaces. Those attributes all in the same property are a rare find. Stylishly renovated with modern Scandi influences; including all the creature comforts you love: a light-filled kitchen with gas range, steam shower, heated bathroom floors, and generous outdoor living. Oversized windows show off stunning views. Decks front and back let you follow the sun and shade. And finally, a garage large enough for all the bikes AND vehicles, plus the apron easily accommodates another 3 parking spaces. Discover what locals have always known, that Lion's Park is a gem. In the summer the tennis courts are around the corner, in winter the shinny picks up on the neighbourhood rink. The Bow River pathway system is at the end of this quiet street. Commuters will enjoy easy access. Close enough to be an easy walk or pedal to town, but a world away from the bustle of main street. Be sure to walk out to the firepit, turn around, and soak in that view.