



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1013 15th Street
Canmore, Alberta

MLS # A2224738



\$1,725,000

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Wood Counters		

Inclusions: N/A

Priced to sell, this is a classic raised bungalow with five bedrooms in an ideal location with south exposure and breathtaking panoramic mountain views! The open renovated interior is both warm and inviting and with ample front and rear deck space and private yard, perfect for entertaining and outdoor living. The lower level is fully developed with a spacious family room, office space, two bedrooms, 3-piece bathroom, laundry room, and loads of storage. There is plenty of room off the back lane for parking, and for a future double garage addition or even a carriage house. Locals covet this fantastic location across from Lions Park with playground, soccer field, and tennis courts and it has excellent walkability, nestled between the downtown, the shopping district, Canmore Golf and Curling Club, and the High School. This home is a must see with quick possession possible!