



**GRASSROOTS**  
REALTY GROUP

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## 2 Pinewood Crescent Canmore, Alberta

**MLS # A2230012**



**\$2,595,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,130 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape, Street Lig		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1B - legal suite
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	2nd Microwave, 2nd Fridge		

No detail was spared when designing this one-of-a-kind Canmore home! Around the corner from local favorites JK Bakery and Crazyweed Restaurant, you're only a short walk to Main Street and the Canmore Golf & Curling Club. Just past the covered front porch, you're greeted by a heated tile foyer, massive entryway closet, and storage friendly mudroom with a lock off bonus room or legal suite ahead. Here, find 2 spacious bedrooms, a kitchenette and private entry to the fenced in backyard. The abundance of natural light, private laundry, and beautiful tile facing gas fireplace with hand crafted wood shelving create a comfortable area to host your friends and family. Alternatively, offer a pristine mother in law suite or secure a full time tenant and generate monthly income. Sheek glass railings lead you upstairs to the sun drenched living area and an impressive 15'x14' South facing balcony complete with a BBQ gas hookup - the ideal spot to chase the summer sun. Engineered hardwood flooring runs throughout and is complimented by an impressive three tone chef kitchen, complete with Cafe' Stainless Steel appliances, and a 2nd gas fireplace. Soak up the mountain views from the kitchen, dining room and living room alike with wall to wall windows and a sprawling vaulted ceiling. On the opposite end of this floor you'll find the primary bedroom suite, 2 guest rooms and a 4-pce bathroom. Restore and relax in the sophisticated ensuite finished with a dreamy walk-in closet, free standing bathtub, tiled shower, and double undermounted sinks. Additional features include a heated garage, wood ceiling, custom closet organizers, 8ft doors, undercabinet and toe-kick lighting, BBQ gas hookup, built in pantry, and two complete laundry rooms&hellip; Your slice of rocky mountain heaven starts here!

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