



GRASSROOTS
REALTY GROUP

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**833 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2241085



\$1,289,000

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,292 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks, Str		

Heating:	Fireplace(s), Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-13-96
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

A single-family home with views, views, views! Located in Canmore's desirable Peaks of Grassi neighbourhood, a place where families and weekenders alike share greenspaces, parkland and iconic mountain views in every direction, this stand-alone, single-family home is a rare opportunity to own an "unattached" property in Alberta's favourite mountain community. On 3 levels, the walkout lower is an ideal plan where a family room, bedroom and 4-piece bath along with ample storage are perfect for the growing family or a roommate. The main level is a bright oasis with side windows facing the park offering views few other homes in the area have. To the front and rear, a deck is accessed via the eat in kitchen & pantry, with a covered deck sharing mountain vistas from the living room. A fireplace anchors this space & is respite on cold winter nights, while the deck is the place to linger on warm summer days. The 3 bedrooms on the top floor have 2 of equal size sharing a 4-piece bath & a master bedroom with ensuite & walk-in closet is spacious enough for a reading nook under bay windows. A fully fenced yard, A/C, a large driveway & immediate access to Quarry Lake & playground are rarities you will appreciate and love for years to come.