

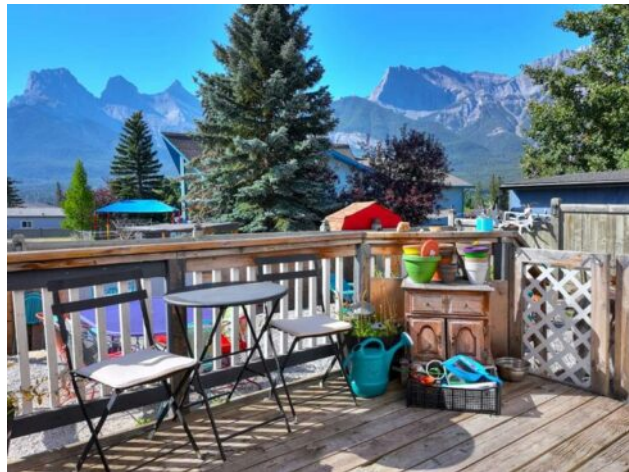


GRASSROOTS
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**46 Grotto Way
Canmore, Alberta**

MLS # A2251161



\$899,000

Division:	Grotto Mountain Village/Glacier		
Type:	Residential/Manufactured House		
Style:	2 Storey Split		
Size:	1,170 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	MHR
Foundation:	Other, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: plastic outdoor shed. Rain barrel to stay. Jacket Hook @ entrance. Big bucket of paint (Grotto Grey) for fences. White cabinets in kitchen that is placed on top of a counter is staying.

46 Grotto Way, a rare opportunity in Canmore's highly desirable Grotto Mountain Village. This spacious 2-level home spans 2,340 sq ft (total) and combines versatility, natural light, and incredible views into one inviting package. Offering 3 bedrooms, 3 full bathrooms, and a den, it's well suited for families, weekenders, or anyone seeking a home with income potential. Inside, thoughtful details enhance everyday living. The main kitchen is filled with sunshine thanks to a skylight, while the open living spaces are oriented to showcase breathtaking vistas of the Three Sisters, Grotto Mountain, and Mount Lawrence Grassi. Each window seems to frame the surrounding peaks, making the mountain backdrop a constant part of life at home. Downstairs, the self-contained suite offers tremendous flexibility. The suite includes its own full kitchen with extensive cabinetry, full-size appliances, and space for a dining table, creating a comfortable and private living environment. Whether used for extended family, visiting guests, or as a rental, this level significantly enhances the home's functionality and value. The outdoor spaces are equally impressive. A south-facing backyard ensures sunlight throughout the day and opens up to wide panoramic views. The private patio and covered porch invite you to enjoy morning coffee against the backdrop of the peaks, or entertain friends while the sun sets over the valley. Practicality hasn't been overlooked: parking for up to 4 vehicles provides ample room for family and visitors, while the quiet streets of Grotto Mountain Village offer a friendly neighbourhood atmosphere. From here, trails, parks, and schools are close at hand, and downtown Canmore is just minutes away for shops, cafés, and amenities. 46 Grotto Way is more than just a home — it's a place where

flexibility, comfort, and iconic mountain scenery come together. This property delivers the quintessential Canmore lifestyle, with space for family, income potential, and views that will inspire you every day.