



GRASSROOTS
REALTY GROUP

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**270 Lady MacDonald Drive
Canmore, Alberta**

MLS # A2256376



\$1,565,000

Division:	Avens/Canyon Close		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,286 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	Single Family Residential
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: garage opener

Welcome to this well-maintained 4 bedroom, 3 bathroom single-family home in one of Canmore's most family-friendly neighbourhoods. With southwest-facing views and a beautiful yard, you'll enjoy sunshine and mountain vistas all year round. Inside, the renovated kitchen is the heart of the home, while the open, bright layout creates a warm and inviting atmosphere. The fenced, flat backyard is perfect for kids, pets, or summer barbecues, complete with a storage shed and plenty of space to play. Entertain in style with a multi-level deck conveniently set off the dining area. It's large enough for a full conversation set, expanding your living space in the warm months. The lower deck is roughed in for a hot tub. Practical features include a double-car garage and ample storage throughout. Located just a short walk from Elizabeth Rummel Elementary School, close to parks, transit, and trails, this home is perfectly positioned for growing families. The dishwasher, washer, dryer, and garage door have all been replaced in the last few months, providing confidence those large purchases have been taken care of. Move-in ready and full of charm, this is the ideal place to put down roots in Canmore.