



GRASSROOTS
REALTY GROUP

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

2 Larch Close Canmore, Alberta

MLS # A2256509



\$1,675,000

Division:	Larch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Many Trees, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, See Remarks		

Inclusions: N/A

Bright & Sunny Home on a Quiet Lot & Steps from Downtown! Welcome to this charming and sun-filled home nestled in the sought-after Larch neighbourhood. Perfectly positioned just a short stroll to downtown, the Bow River and the Canmore Golf Course. The main floor offers a warm and inviting layout featuring a bright kitchen, open dining area and cozy living room with a classic wood-burning fireplace & all accented by oak hardwood floors. With three generous bedrooms and two full bathrooms on this level, there's plenty of space for family or guests. The fully finished lower level expands the living space with an additional bedroom, full bathroom and large family room plus a separate recreation area. Step outside and enjoy the expansive deck, perfect for entertaining, and a fully fenced backyard. The attached garage and ample storage throughout complete the package. Soak in the stunning mountain views from both the front and back of the home and enjoy the serenity of one of Canmore's most established neighbourhoods.