



GRASSROOTS
REALTY GROUP

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**808 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2257796



\$1,575,000

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: On demand hot water

Mountain Views & Sunshine! Walkout lower level with incredible views and sunshine backing onto green space w/ 3 Decks! New: Front Door Blinds Back Door Pantry Door Appliances, High Capacity Washer and Dryer, Apartment Stove, Main Kitchen Stove, Dishwasher and Fridge (Plumbed for water dispenser) All faucets and showers replaced with Moen Higher Quality Refurbished Hardwood Flooring Painted Interior of Entire House Updated Outlets and Switches to Modern some with USB Connections LED Lights dimmable throughout with Night light mode, + Exterior Lights to Motion Sensing High Efficiency Furnace Hot Water on Demand Refurbished Steam Replanted front garden.