

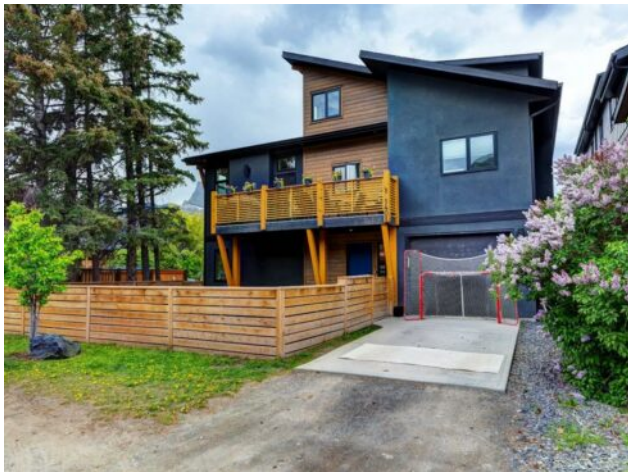


GRASSROOTS
REALTY GROUP

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1, 1401 1st Avenue
Canmore, Alberta

MLS # A2262416



\$1,349,000

Division:	Teepee Town		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,120 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	TPT-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks		

Inclusions: 2nd refrigerator, 2nd washer

Stunning mountain triplex in the heart of Canmore. Perfectly positioned a short walk from downtown Canmore, this beautifully designed home spans three spacious levels and offers an exceptional blend of style, comfort and functionality. The main floor boasts an open-concept layout featuring a modern kitchen, dining area and living room with vaulted ceilings and a striking fireplace as the centrepiece. Step out onto the expansive deck to take in breathtaking mountain views. This level also includes two well-appointed bedrooms and a full bath. Upstairs, the private primary suite offers a luxurious retreat complete with a spa-inspired ensuite, walk-in closet and convenient laundry area. The fully finished lower level offers flexibility and is ideal for guests or roommates, featuring a large family room, a kitchenette, an additional bedroom and another full bathroom. Additional highlights include attached garage, ample storage and premium finishes throughout—engineered hardwood floors, stainless steel appliances and quartz countertops.