



**GRASSROOTS**  
REALTY GROUP

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1117 15th Street  
Canmore, Alberta

MLS # A2263207



**\$1,725,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Private, Views		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** na

A charming 3-bedroom, 2-bathroom single-family home nestled in the highly sought-after Lions Park neighborhood of Canmore. This 2,195 sq. ft. residence is filled with timeless mountain character and warmth. The inviting interior features wood-paneled cathedral ceilings and an open-concept layout that perfectly blends comfort and functionality. The spacious living and dining areas are ideal for entertaining or relaxing while enjoying breathtaking mountain views. Each bedroom is generously sized, offering comfort and flexibility for family or guests. Outside, you'll find a fenced yard and private back deck, creating a peaceful retreat to take in the mountain air. A double detached garage and large storage shed provide ample space for vehicles, tools, and mountain gear. The basement offers excellent potential for a legal suite, making it ideal for added income or extended family living. Perfectly situated just steps from parks, schools, downtown Canmore, and an extensive network of hiking and biking trails, this home offers the perfect balance of charm, character, and convenience in one of Canmore's most desirable neighborhoods.