



GRASSROOTS
REALTY GROUP

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**1106 Larch Place
Canmore, Alberta**

MLS # A2263423



\$1,799,000

Division:	Larch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	N/A
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Fully renovated home on a quiet lot & steps from downtown. Beautifully updated home located in Canmore's Larch neighbourhood. Set on a quiet lot with no rear neighbours, this property offers privacy and tranquility—just a short walk to downtown and the Bow River. With 1,936 sq ft of fully renovated living space, the home combines modern comfort with timeless mountain charm. The bright and open main floor features a thoughtfully designed kitchen, spacious dining area, and a cozy living room centered around a floor-to-ceiling natural stone gas fireplace. Three spacious bedrooms and two full bathrooms on the main level provide ample room for family or guests. The fully finished lower level adds even more space, with a large family room, fourth bedroom and third bath. Step outside to an expansive deck and fully fenced backyard—perfect for soaking in the mountain air. The oversized heated double garage offers plenty of storage and recent upgrades including a high-efficiency furnace and new windows enhance year-round comfort and energy savings. Enjoy panoramic mountain views from both the front and back of the home, and experience the peaceful atmosphere of one of Canmore's most established and beloved neighbourhoods.