



GRASSROOTS
REALTY GROUP

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**113 Larch Place
Canmore, Alberta**

MLS # A2269718



\$1,398,000

Division:	Larch		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Level, Low Maintenance		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MHR

Utilities: -

Inclusions: N/A

An incredible single-family offering. Astute buyers recognize that certain features of a home cannot be changed; Location, ownership style, key elements of a floorplan… foundational factors that remain with a property forever. These “good bones” are evident & obvious in this +2,000 sq / ft, 4 bed, 2 car garage raised bungalow on a 8,400 lot. Located in the rapidly appreciating neighbourhood of Larch in Canmore, the singular position of the home is evident, where views abound in all directions. This is not true for all properties here, where selection of the right land is critical to future value. Maintained over time in places that count see a new furnace, newer roof & hot water tank. Construction is also robust, with poured concrete foundation & copper piping positioning this home well when compared to those built 20 years later. The opportunity lies in the cosmetic changes the happy buyer will willingly bring to their new home… a blank canvas with a generous layout of south & west facing living, dining & kitchen. A laundry room & mudroom off the side entry, sunny deck leading to an incredible yard & 3 bedrooms up. Downstairs, a family room bedroom & bath with large windows provide a perfect division of space for varying needs. The oversized, attached double garage is the clincher for many, with room for 2 vehicles & plenty of gear. As close to Main St, the Bow River & endless adventure as the higher priced homes of South Canmore, those immediately aware of this property’s clear advantages will act quickly.