



**77 Grotto Road
Harvie Heights, Alberta**

MLS # A2273892



\$1,550,000

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	953 sq.ft.	Age:	1958 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Oversized, RV		
Lot Size:	0.36 Acre		
Lot Feat:	Corner Lot, Front Yard, Many Trees, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Cork, Linoleum, Wood	Sewer:	Septic Tank
Roof:	Cedar Shake, Rolled/Hot Mop	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s)		
Inclusions:	N/A		

Here’s your chance to own something truly special - an oversized corner lot tucked into one of the most coveted pockets of the Rockies: Harvie Heights. Perfectly positioned between Canmore and Banff, this property doesn’t just offer a place to live, it offers a lifestyle people dream about. Wake up to sweeping, unobstructed mountain views. Step outside into crisp alpine air and total calm - no crowds, no noise, just that pure Rocky Mountain stillness that’s getting harder and harder to find. From your doorstep, you’re seconds to endless hiking and biking trails, minutes to world-class skiing, and only a quick 5-minute drive from the Banff National Park gates. Need amenities? Canmore has everything you need, just down the road. This tight-knit, low-density community also gives you access to a Community Hall, outdoor skating rink, tennis court, and playground - your own little mountain village vibe. Zoned for single-family homes only, Harvie Heights is one of the last places in the Bow Valley where you can build exactly what you want: that modern adventure retreat, a warm and cozy cabin, or your full-time mountain home base. Opportunities like this almost rarely hit the market. If you’ve been waiting for the perfect mix of privacy, views, and unbeatable location, this is the one. Your mountain escape is calling.