



**GRASSROOTS**  
REALTY GROUP

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**965 Lawrence Grassi Ridge  
Canmore, Alberta**

**MLS # A2283866**

**\$1,999,000**



<b>Division:</b>	Quarry Pines		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	Fridge, Stove, Washer, Dryer in Suite; Solar Panels (battery-ready)		

This mountain home is all about the dramatic views, light and connection to nature; with 2871 sq ft of living space on three distinct levels. Set high on the knoll in Quarry Pines, it has been designed to embrace sweeping valley views with an impressive wall of windows at both the front and rear of the home, all framed by emerald forests. The interior living spaces flood with natural light in all seasons. The presence of the mountains and landscape are thoughtfully featured in every room. A sprawling front deck creates an inviting outdoor living space&mdash;infrared heaters allow you to enjoy it well beyond summer. Inside, the layout considers both comfort and versatility. A self-contained, walkout, legal suite works beautifully for guests or can be used for added income. Recent upgrades provide peace of mind, including Class A fire-rated shingles (2024), a new high efficiency furnace and dual 50-gallon hot water tanks (2025), an updated main full bathroom (2023) and all new appliances. Battery-ready solar panels (2024) help to offset utility costs. Space for a future elevator shaft is integrated into the design, offering future convenience and accessibility. Locals love Quarry Pines for its quiet, tucked-away feel, just steps from Quarry Lake, a large off-leash park, with easy access to the Nordic Centre, hiking and biking trails, and all the K-Country adventures beyond. A special home in a special setting&mdash;this is mountain living that just feels right. Come see the light dance across the mountain tops.