



**GRASSROOTS**  
REALTY GROUP

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7, 1017 Olympic Drive  
Canmore, Alberta

MLS # A2286235



**\$1,395,000**

Division:	Rundlevue Ests		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Attached Carport		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks		

Inclusions: n/a

Properties within this limited collection of residences are rarely available, a clear indication of the desirability and long-term ownership in this location. Offering over 2,200 sq ft of well-designed living space, this 3-bedroom, 3-bathroom home backs directly onto unique green space and showcases exceptional south-facing mountain views, combining privacy with a strong connection to its natural surroundings. The main floor is configured for convenient main-floor living, featuring a spacious primary bedroom, 3-piece bathroom, kitchen, dining area, and living room. Vaulted ceilings and expansive windows in the living room provide abundant natural light and frame the surrounding landscape. A slate entry foyer creates a strong first impression, while the adjacent deck extends the living space outdoors and offers a sunny setting to enjoy the views. The upper level includes two additional bedrooms and a 4-piece bathroom, offering flexibility for family or guests. The fully developed basement adds valuable additional space with a recreation room, 3-piece bathroom, laundry area, storage, and utility room. Additional highlights include a covered carport and a highly desirable setting backing onto open green space. This is a rare opportunity to secure a home in a tightly held, highly sought-after community.