



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**808 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2291944



\$1,570,000

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 12

Utilities: -

Inclusions: none

Set against peaceful green space, this beautifully updated home offers the perfect balance of nature, comfort, and modern upgrades. The bright walkout lower level and three spacious decks create effortless indoor-outdoor living—ideal for morning coffee in the sun or relaxing evenings taking in the mountain views. Inside, the home feels warm and inviting with hardwood flooring throughout and a bright, refreshed interior that allows natural light to flow through the space. The kitchen features new appliances, including a stove, dishwasher, and refrigerator plumbed for a water dispenser, while a high-capacity washer and dryer add everyday convenience. Thoughtful details elevate the home, including modern outlets and switches with USB connections, dimmable LED lighting with night-light mode, and motion-sensing exterior lights. Major systems have also been upgraded with a high-efficiency furnace and hot water on demand, while Moen fixtures throughout add quality and style. Outside, the replanted front garden enhances the home's curb appeal. A rare opportunity to enjoy views, privacy, and modern comfort in a peaceful setting