



**852 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2295203



\$1,299,000

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,325 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Main		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC-13-96
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan, Sauna, See Remarks, Skylight(s), Storage, Track Lighting		

Inclusions: Climbing Walls, Holds & Auto Belay System

Life in The Peaks is all about maximizing light, views, and access to the outdoors, and this custom-built home captures that beautifully. With over 2200 sqft of living space, the design balances openness and function, highlighted by dramatic 35-foot ceilings and grand windows framing mountain views. The main floor is centred around a wood-burning fireplace with open kitchen and dining space. Recently updated with all new appliances (2025), the kitchen is ready for both quiet mornings and entertaining friends. This home was built with an active lifestyle in mind, with a thoughtfully designed entryway offering practical storage, and additional space beneath the expansive deck for stowing away larger gear. The fully fenced backyard, and new front landscaping maximize your outdoor enjoyment. The home's most distinctive feature is the impressive 32-foot indoor climbing wall, complete with an auto belay system, as your own private training space. After a session, the steam sauna is the perfect place to recharge. Additionally, 4 bedrooms & 3 bathrooms offer flexibility for guests or home office, and the lower level enjoys in-slab heating. This is a rare opportunity to own a home that reflects the Canmore lifestyle in such a truly unique way, blending comfort, character, and adventure. This home is one you won't want to miss!