



**17 Ridge Road
Canmore, Alberta**

MLS # A2122845



\$1,792,000

Division:	Canyon Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Side, Heated Ga		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Cork, Hardwood, Wood	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Natural Woodwork, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Built in deep fryer		

On the sunnyside of the valley this single family with a self-contained 2 bedroom legal suite is situated in the quaint little town of Canmore in the beautiful Canadian Rockies. All cedar siding with metal roof says mountain style all the way and it has the spectacular mountain views to go with it. Namely the iconic Three Sisters can be viewed off the deck or from the living room windows along with the Rundle range. As you walk in the front door you are greeted by a craftsman built wall study/library room which flows effortlessly into a spacious kitchen. The kitchen has been thoughtfully designed; a panelled refrigerator that matches the cabinetry and a pantry with sliding shelves for ease of access. The living room is adjacent to the study and is flooded by natural ambient mountain light. The primary bedroom is just off the recently renovated main bath with separate shower and soaker tub. The 2 bedroom self-contained legal suite has its own entrance and heating system and is ready to rent out as a mortgage helper or can be used for family members that want to stay together but have their own space. Trails and bike paths surround you and within moments you can access the peaceful benchlands trails. Just steps away from nature but close enough to all the amenities you need. A perfect blend of tranquility combined with convenience.