



**GRASSROOTS**  
REALTY GROUP

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1275 Railway Avenue  
Canmore, Alberta

MLS # A2123279



**\$2,345,000**

Division:	Bow Valley Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,044 sq.ft.	Age:	2010 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas
Floors:	Concrete, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, See Remarks, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This original owner Timber framed 4 bedrm house w/legal 2 bedroom suite is located in the highly sought after Town Center community, situated in the heart of Canmore backing onto Spring Creek and steps to main street. As you enter the home you will fall in love with the True Timber craftsmanship, concrete flooring, open rise stairs & a cozy wood burning stove which makes you feel like you are coming home to a modern ski lodge. The open concept main floor is a dream for entertaining & boasts a sunny south backing kitchen & living room w/soaring ceilings, an abundance of windows viewing onto the serene nature reserve, bedroom, 3 pce bath & a large dining room. The upper level feat; 3 bedrooms w/mntn views, 4pce bath, & a 3rd floor artists studio. The well designed 2 bedroom legal suite w/full kitchen, vaulted living room & wood burning fireplace is above the garage w/separate entrance.