



**GRASSROOTS**  
REALTY GROUP

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

4, 134 15 Street  
Canmore, Alberta

MLS # A2127255



**\$979,000**

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Teepee Town                          |        |                   |
| Type:     | Residential/Four Plex                |        |                   |
| Style:    | 3 Storey                             |        |                   |
| Size:     | 1,836 sq.ft.                         | Age:   | 2007 (17 yrs old) |
| Beds:     | 3                                    | Baths: | 3                 |
| Garage:   | Driveway, Single Garage Attached     |        |                   |
| Lot Size: | -                                    |        |                   |
| Lot Feat: | Back Lane, Low Maintenance Landscape |        |                   |

|             |  |            |             |
|-------------|--|------------|-------------|
| Heating:    | In Floor, Forced Air   | Water:     | -           |
| Floors:     | Carpet, Hardwood, Slate  | Sewer:     | -           |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 400      |
| Basement:   | None   | LLD:       | -           |
| Exterior:   | Wood Siding  | Zoning:    | Residential |
| Foundation: | Poured Concrete  | Utilities: | -           |
| Features:   | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s), Walk-In Closet(s) |            |             |
| Inclusions: | N/A  |            |             |

This delightful 3-bedroom, 3-bathroom home offers comfort and awe-inspiring views, creating the perfect retreat. Each of the three bedrooms boasts ample space and storage. The first floor welcomes you with one bedroom and bathroom as well as garage access. Upstairs, the second floor features an additional bedroom and bathroom along with the primary bedroom complete with ensuite and walk-in closet. The centrally located laundry adds practicality to your daily routine. Venture up to the top floor, where you'll find the heart of the home—a beautiful kitchen and living room with vaulted ceilings and massive windows looking out onto Lady MacDonald and Grotto Mountain. But perhaps the most captivating feature of this floor is the expansive patio, offering breathtaking views and enough space to relax or entertain. From here, you can witness the magical glow of dusk and dawn painting the mountains in vibrant colors. Located close to downtown but nestled away from the hustle and bustle. An additional parking spot in the driveway provide convenience for guests or extra vehicles. Experience mountain living at its finest! Not zoned for short-term rental.