



**130 Morris  
Canmore, Alberta**

**MLS # A2128328**



**\$1,248,000**

<b>Division:</b>	Homesteads		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Gentle Sloping, Street Lighting, Pri		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Log, Shingle Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Bring your vision to life. In an unrivalled location central to the Best of Canmore, from the sights & sounds of Main St, to the quiet serenity of endless forested trails in the Rocky Mountains, this 3 bedroom, 3 bath half-duplex sits perched high above the iconic Bow River. Timeless & thoughtful design conspire to create distinct spaces in an open floor plan. Framing stunning peaks, the living areas vaulted ceilings & large windows bring the outside in, evoking a genuine sense of place, enjoyed best with the cozy fireplace lit. Alongside, a discretely separate area is perfect for a number of purposes, from guest quarters to den or reading room. An ample kitchen inspires culinary creativity & adjoins both the dining area as well as the private rear yard & sun-soaked deck. The master suite is also on this level, where a spa bath invites leisurely starts to active days. A spacious lower level features in-floor heat, & additional bedroom, full bath & family room, ideal for the growing family or guests. The 2 car garage & plenty of inside storage means there's always a place for vehicles & mountain toys. An opportunity to live in the desirable Morris area is only possible through properties like this, where the added benefit of great value & "bones" upon which to create your dream home is clear to the discerning buyer.