



**2 Pinewood Crescent
Canmore, Alberta**

MLS # A2132445



\$2,750,000

Division:	Lions Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,130 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Irregular Lot, Street Lig		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1B Single Family with Le
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

Inclusions: n/a

No detail was spared when designing this one-of-a-kind Canmore home! Around the corner from local favorites JK Bakery and Crazyweed Restaurant, you're only a short walk to Main Street and the Canmore Golf & Curling Club. Just past the covered front porch, you're greeted by a heated tile foyer, massive entryway closet, and storage friendly mudroom with a lock off bonus room or legal suite ahead. Here, find 2 spacious bedrooms, a kitchenette and private entry to the fenced in backyard. The abundance of natural light, private laundry, and beautiful tile facing gas fireplace with hand crafted wood shelving create a comfortable area to host your friends and family. Alternatively, offer a pristine mother in law suite or secure a full time tenant and generate monthly income. Sheek glass railings lead you upstairs to the sun drenched living area and an impressive 15'x14' South facing balcony complete with a BBQ gas hookup - the ideal spot to chase the summer sun. Engineered hardwood flooring runs throughout and is complimented by an impressive three tone chef kitchen, complete with Cafe' Stainless Steel appliances, and a 2nd gas fireplace. Soak up the mountain views from the kitchen, dining room and living room alike with wall to wall windows and a sprawling vaulted ceiling. On the opposite end of this floor you'll find the primary bedroom suite, 2 guest rooms and a 4-pce bathroom. Restore and relax in the sophisticated ensuite finished with a dreamy walk-in closet, free standing bathtub, tiled shower, and double undermounted sinks. Additional features include a heated garage with epoxy flooring, wood ceiling, custom closet organizers, 8ft doors, undercabinet and toe-kick lighting, BBQ gas hookup, built in pantry, and two complete laundry rooms… Your slice of rocky mountain heaven starts here!