



53, 127 Carey  
Canmore, Alberta

MLS # A2135004



**\$1,238,000**

<b>Division:</b>	Homesteads		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Native Plants		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 474
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential Multi family
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Mountain Retreat in the Villages Step into a bright and airy living space that welcomes you with abundant natural light dancing through the windows, creating a warm & inviting atmosphere. This 3-bed, 4-bath duplex style townhouse offers the perfect blend of comfort & style. The kitchen boasts quartzite countertops & upgraded appliances including a Viking stove/Bosch dishwasher ensuring both style & functionality. The upper level contains 2 bedrooms each w/ ensuite baths, ample closet space & a private deck to enjoy your morning coffee on. Designed for modern living, the lower level features a dedicated workout space & the 3rd bedroom w/built in desk allowing for flexibility in use. With plenty of storage options, including an oversized garage complete w/ wall organizer, you'll have plenty of space to keep your outdoor gear organized & clutter-free. Additionally, the home backs onto green space, offering privacy on the large deck and private garden. Easy access to the Nordic Centre, trails and entertainment options.