



GRASSROOTS
REALTY GROUP

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**313, 80 Dyrgas Gate
Canmore, Alberta**

MLS # A2140764



\$959,000

Division:	Three Sisters		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,354 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Many Trees		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	SC-R3 Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Soaking Tub, Storage		
Inclusions:	na		

Private & Nature Rich 3 Bed 3 Bath End Unit with Garage. Surrounded by nature, you'll find this idyllic 3 bed, 3 bath townhome in the heart of Three Sisters in Canmore Alberta. Well equipped with the must-have single garage for all the mountain toys. In-floor heat tickles your toes year round, with numerous large windows through out for an abundance of natural light. Bask in the morning sun on the East facing patio, then enjoy sunset dinners on the West facing balcony. Open concept living is ideal for entertaining family and friends. Family can bike to town on the paved path from your front door, or hit one of the numerous trailheads in the neighbourhood to mountain bike, or hike. Within walking distance is the off-leash dog park and the Frisbee Golf Course. You'll also enjoy the exclusive convenience of the Gateway, slated to open summer 2025, including a grocery store, gas bar, restaurants, and shopping only 2 mins away. Now is the time to make Canmore home and discover the magic of a living your life in the calming Canadian Rocky Mountains. Call now, your future self will that you!