



**101B Grassi Place
Canmore, Alberta**

MLS # A2140978



\$1,447,900

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,021 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Open Floorplan		

Inclusions: na

Nestled in a serene and picturesque location, this home offers forest trails at your doorstep and is a short walk to downtown Canmore. Enter through a spacious, sunlit deck to a landing area that leads up to the open-concept main level. The living, dining and kitchen seamlessly blend into a well-proportioned space, creating a harmonious and inviting atmosphere. The home has newly refinished hardwood floors, new roof (2023), new hot water tank (2022) a renovated kitchen with an eating bar, cozy fireplace and a wall of windows showcasing stunning eastern views. This level includes three bedrooms and a 4piece bath with the option to convert one bedroom to a den or office space. Downstairs, you'll discover the perfect guest area, complete with a rec room featuring a fireplace, a bedroom with a Murphy bed, and a 3-piece bath, providing an ideal space for various uses. This floor also offers access to an oversized garage equipped with a workbench and ample room for parking, storage, and all your mountain gear. Outside, a sunny balcony spans the entire width of the home in front, looking onto a reserve, while around back, the yard is naturally wooded, backing onto a large environmental reserve. Stairs curve up to a 12'x10.5' deck at the high point on the property with panoramic mountain views. Meticulously maintained, this property truly represents a "turn-key" opportunity for a family or value seekers in the Canmore market.