



**GRASSROOTS**  
REALTY GROUP

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922A 9th Street Street  
Canmore, Alberta

MLS # A2143512



**\$2,950,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,857 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped, P		

<b>Heating:</b>	Boiler, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Mixed, Stone	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Sauna, See Remarks, Separate Entrance, Steam Room, Wood Windows		
<b>Inclusions:</b>	Negotiable		

PRICE REDUCTION : If you know the lifestyle that can be enjoyed in Canmore, you will immediately appreciate the custom designed forever home by the European builder/sellers. Timeless styling, comfort, utility, Uber energy efficient construction, spa room, two home offices, separate accommodation (revenue generation) from the garage legal suite, exercise space, 2 master bedrooms with closets and ensuites, private rear garden oasis with covered entertainment space, south facing front deck&hellip;. I could go on but the sellers might change their mind !!! To summarize this home is special, unique, in a great downtown location, close access to a tennis and pickleball court, the river, trails, stellar mountain views and, for the right discerning buyer, an easy decision. This is truly a remarkable opportunity in the Canadian Rockies.