



**490 Grotto Road
Canmore, Alberta**

MLS # A2144182



\$1,565,000

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|------------------|--|---------------|-------------------|
| Division: | Avens/Canyon Close | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,720 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Soaking Tub | | |

Inclusions: n/a

Discover the perfect blend of function, style, and panoramic views in this pristine creekside home, now available for the first time. This immaculate residence has been lovingly maintained by its original owners providing efficiency and comfort for years to come. Families with little ones or teenagers take note - there are so many options here - three full bedrooms PLUS a bonus room up; PLUS a main floor office or den, PLUS a fourth bedroom and family room downstairs, PLUS 4 bathrooms! Numerous updates over the years have enhanced both functionality and aesthetics, including a custom cherry-wood kitchen with quartz counters and elegant hardwood flooring. Recent upgrades like triple-pane windows (2016), new shingles (2016), a new garage opener (2017) radon mitigation (2019), new washer/dryer (2021), and 3 new toilets (2023) underscore the home's commitment to modern comfort and peace of mind. Enjoy that amazing Rocky Mountain view from the low maintenance back. yard, or gather around the fire pit under the stars. A short walk over the bridge to elementary school; parks, restaurants, and brew pubs nearby; and direct access to the pathway leading to miles of sunny-side trails for hiking and biking. This home offers both convenience and outdoor adventure. Don't miss the opportunity to call this family-friendly retreat yours.