



**GRASSROOTS**  
REALTY GROUP

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12, 1065 Evergreen Circle  
Canmore, Alberta

MLS # A2144977



**\$999,000**

Division:	Rundleview Ests		
Type:	Residential/Triplex		
Style:	3 Storey		
Size:	1,561 sq.ft.	Age:	1986 (38 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Skylight(s), Storage		

Inclusions: N/A

Townhome in Rundleview footsteps to Nordic Centre. Three bedroom and four and a half bathroom townhouse spread out on three level plus a finished basement. Functional floorplan with a lot of flexibility and storage space. The main level features a large recently renovated kitchen with stainless steel appliances and opens up to the dining and living room accented by a cozy wood burning fireplace. The dining area extends onto a spacious deck. Just up a few steps are two large bedrooms each with its own bathroom. The top floor offers another bedroom along with an ensuite bathroom and closet. The lower level presents numerous options as extra living space, additional guest space or storage plus another full bathroom and sauna. Desirable location with great exposure, front and back decks to take in the views. A rare find, ideal location, footsteps to hiking, biking trails and Quarry Lake.