



**GRASSROOTS**  
REALTY GROUP

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**1102 10th Avenue  
Canmore, Alberta**

**MLS # A2150658**



**\$2,875,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, Separate Entrance, Storage		

**Inclusions:** NA

Discover the Ultimate Downtown Canmore Living! Location is key for this lovely 3-bedroom, 3-level family home in Lions Park offers an ideal location, backing onto a peaceful, treed area and the Bow River, ensuring privacy and tranquility. Enjoy easy access to Canmore's extensive trail system, river access, and stunning mountain views. The main living area boasts a charming stone-faced gas fireplace that flows seamlessly into the kitchen and dining area, enhancing the cozy feel. French doors lead to a large, sunny deck, perfect for outdoor entertaining and relaxation. The well-designed floor plan includes two additional bedrooms and a 4-piece bathroom upstairs, along with a main-level bedroom. The lower level features extra living space, including a spacious family room with a fireplace and walkout access, laundry, and ample storage. Enjoy the convenience of a double detached garage and plenty of parking. Don't miss this exceptional opportunity!