



GRASSROOTS
REALTY GROUP

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1 Pinewood Crescent Canmore, Alberta

MLS # A2199309



\$1,475,000

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,602 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Storage, Tankless Hot Water		

Inclusions: Washer, Dryer, Gas Range, /Oven, Dishwasher, Garage Door Opener

Welcome to this beautifully built and thoughtfully renovated 3-bedroom, 2-bathroom split-level home, perfectly nestled on a spacious corner lot in one of Canmore's most sought-after neighborhoods. Featuring an open-concept main floor with a cozy wood-burning stove and breathtaking mountain views, this home is designed for warmth and comfort. The large primary suite boasts a luxurious 4-piece ensuite, while the finished basement provides extra space for relaxation or entertaining. Outside, enjoy the stunning Three Sisters backdrop from the expansive deck or unwind around the private firepit in the tree-lined yard. The insulated single garage and driveway provide ample parking for you and your guests. With walking trails, world-class dining, cafes, golf, and more just steps away, this home is perfect for both full-time living and weekend getaways. This gem won't last long.