



**21 Pinewood Crescent  
Canmore, Alberta**

**MLS # A2199439**

**\$1,399,500**



<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Parking Pad, Plug-In		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape, Pie Shaped Lot, See Remo		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Hot tub, Shed, Furnishings negotiable

A charming bungalow nestled in the heart of Canmore. This 1,784 sqft, 4-bedroom, 3-bath mountain home is situated on a 6,738 sqft pie lot. Featuring two primary bedrooms with ensuites, this home is ideal for guests or extended family. The large entryway leads to an open floor plan that encompasses a spacious living and dining area, and a kitchen with stainless steel appliances, granite countertops, and an eating bar. The mudroom or flex room opens to a generous back deck and treed yard, creating a true oasis with a 6-person hot tub, multiple sitting areas, and a serene fire pit. Additional highlights include hardwood floors, solid doors and trim, a wood stove in the living room, a gas fireplace in the primary retreat, and a large shed, perfect for tuning and storing all your outdoor gear.