



**GRASSROOTS**  
REALTY GROUP

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1, 817 4th Street  
Canmore, Alberta

MLS # A2213000



**\$1,640,000**

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,963 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Rectangular Lot, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Location! Location! Location! Exceptional 4 bedroom South Canmore Townhome! A stunning and rare find in this highly desirable South Canmore location! Highlights of this elegantly presented 4 bedroom, 4 bathroom residence include a chef quality kitchen including high-end integrated appliances, huge granite island, an expansive living space boasting an entire wall of windows to let in the light and views, and in-floor heat throughout the 1st level (including the garage). Thoughtful attention to floorplan design, high quality modern finishing and mechanical systems, and functional outdoor space and storage make this home easy to love! Plenty of space here for your family, your guests, and your hobby space or home office. Located just a block from the Bow River and a short walk to Main St this home is perfect for those who relish walking or biking to the signature attractions of Canmore. Schedule your viewing today and see this award winning 'Built Green Gold Award' home for yourself!