

**1712 11th Avenue**  
**Canmore, Alberta**

**MLS # A2282392**



**\$2,399,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Hot tub, 2nd dishwasher, 2nd dryer, 2nd washer

A rare detached home in the heart of Lions Park, one of Canmore's most walkable and sought-after neighbourhoods. Steps from Main Street, the Bow River, shops, cafes, restaurants, and pathway systems, this location offers true in-town living with privacy. The five-bedroom home features vaulted ceilings, exposed wood beams, a stone fireplace, and large windows that flood the main level with natural light and mountain views. The open layout connects seamlessly to the kitchen and dining area, perfect for everyday living and entertaining. A unique lofted space accessed by ladder offers flexibility as a yoga retreat, office, or quiet escape. The main level also includes a primary bedroom with ensuite and private balcony, plus two additional bedrooms and a full bathroom. The lower level offers excellent space for a growing family, featuring two additional bedrooms, a renovated bathroom, a rec room, and its own laundry area, along with a private walkout entrance. The home also includes solar panels for improved efficiency, a double car garage, and a dedicated workshop at the back of the garage. Out front, the deck overlooks Lions Park and provides immediate access to tennis courts and scenic walking paths. A rare combination of location, privacy and mountain views in the heart of Canmore.