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204 Grassi Place
Canmore, Alberta

MLS # A2303434



$2,270,000

Division:	Hospital Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,192 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	4	**Baths:**	3
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

Heating:	Fireplace(s), Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	Residential
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)

Inclusions: NA

Must be seen! A stylish family home on Canmore’s historic Hospital Hill. Set on a quiet cul-de-sac, just steps from wooded trails leading to downtown, the Nordic Centre and the town’s extensive pathway network. Enjoy over 2,900 sq ft of thoughtfully designed living and entertaining space with 4 bedrooms, 3 bathrooms and 2 kitchens. This warm mountain home features vaulted ceilings throughout, enhancing the sense of space and light. The stunning garden room is filled with sunshine and opens to a tranquil rear yard backing onto a wildlife corridor. There, a charming bunkhouse offers a cozy escape for all ages. The entire upper level of the home creates a spacious and luxurious primary retreat, complete with a private balcony and beautiful mountain views. The lower level provides a self-contained one-bedroom suite with private entry – ideal as a rental unit or for extended family. New asphalt shingles in 2026.

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