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GRASSROOTS REALTY GROUP

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516 8th Avenue Canmore, Alberta

MLS # A2330052



$1,499,900

Division:	South Canmore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,062 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Alley Access, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R2A
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	NA		

A beautifully designed mountain home offering over 2,000 sq. ft. of thoughtfully planned living space in one of Canmore's most desirable locations. Designed for both everyday comfort and effortless entertaining, this spacious home features 2 bedrooms, 4 bathrooms, and a versatile lower-level recreation room that can easily serve as a third bedroom, home office, or guest suite. The main level showcases an inviting open-concept layout where the living room flows seamlessly into the dining area and out onto a generous deck, creating the perfect indoor-outdoor space for entertaining family and friends. Large windows fill the home with natural light, while multiple decks provide plenty of opportunities to enjoy the surrounding mountain scenery. Upstairs, you'll find two spacious primary bedrooms, each complete with vaulted ceilings, a private 4-piece ensuite, and walk-in closets, creating comfortable retreats for homeowners and guests alike. Additional highlights include abundant storage throughout, a single attached garage, and flexible living spaces that adapt to your lifestyle. Ideally located just steps from Canmore's vibrant Main Street, you'll enjoy easy access to boutique shopping, exceptional restaurants, cafés, and an extensive network of scenic walking and biking trails right outside your door. Whether you're looking for a full-time residence or a weekend mountain escape, this exceptional home offers the perfect balance of space, comfort, convenience, and mountain living in the heart of Canmore.

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