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12 Woodside Lane
Canmore, Alberta

MLS # A2344983



$2,577,000

Division:	Lions Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,467 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood Stove	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	$ 100
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Siding	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bidet, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Gas Barbecue, Additional Fridge, Trampoline

Welcome to this fabulous family home in one of Canmore’s most desirable locations — Woodside Lane. Set on a beautiful covenant corner lot, this impressive Tudor style home offers an exceptional combination of space, character, versatility and spectacular mountain views. With five bedrooms, 3½ bathrooms and three spacious levels, there is room for the whole family, guests, a home business and so much more. MAIN LEVEL-Step through the front door into a grand welcoming foyer featuring solid oak trim throughout the home and beautiful cherry hardwood floors. The spacious, recently upgraded kitchen is designed for both everyday family living and entertaining. It features solid oak cabinetry, large roll-out pantry drawers, corner cupboard organizers and attractive glass-front cabinet features. Recent upgrades include new countertops, tile backsplash, sinks, cooktop, refrigerator, microwave and hood fan. A generous dining area comfortably accommodates 6–8 people. The home offers multiple inviting living spaces, including a spacious living room, double french doors, fireplace and a second living/family room complete with a wood-burning stove. UPPER LEVEL- features a spacious primary bedroom with ensuite bathroom. Two additional bedrooms provide plenty of room for family or guests. A second large 4 piece bathroom, while the oversized office space offers an ideal work-from-home environment and could easily accommodate a variety of uses. LOWER LEVEL- provides incredible versatility and potential, with two additional bedrooms, spacious recreation room, four-piece bathroom, second kitchen set up with full-size refrigerator, sink and counter space, Stove and hood-fan hookups in place, lots of additional storage. The property offers an abundance of storage both inside and outside the home. The beautifully established gardens

feature mature perennials, beautiful Rundle rock features and rock walls, raspberry bushes, wild roses and much more. Enjoy the spectacular mountain setting from the front and rear decks. OVERSIZED DOUBLE GARAGE -exceptional functionality with high ceilings, abundant shelving and a large mezzanine providing additional storage. The location is exceptional, with easy access to Bow River walking trails and within walking distance to 2 schools.. The property is also conveniently close to the pickleball courts and skating rink. The home is zoned Direct Control (DC).. Currently operating as the Honey Bear House Bed & Breakfast. With its generous living spaces, multiple bedrooms, extensive storage, oversized garage, established gardens mountain views and flexible zoning, 12 Woodside Lane is truly a special Canmore property offering an incredible range of possibilities.

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