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GRASSROOTS REALTY GROUP

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805 2nd Street Canmore, Alberta

MLS # A2355442

$2,890,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Interlocking Driveway, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot, See Remarks, Views		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Wood	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: N/A

Prime & Unique Riverside Location in Canmore!! Riverfront homes rarely become available in Canmore as there are so few. This is your chance to own a truly special legacy worthy home along the banks of the world famous Bow River, at the foot of the stunning Canadian Rockies, in majestic Canmore Alberta. This gracefully designed home offers privacy and unparalleled breathtaking views of the mountains, river, and surrounding forest. The eye catching curved architecture blends seamlessly with the natural surroundings, while the bright, open living room offers panoramic vistas from the Three Sisters in the East to the mighty Rundle Range in the West. The view also extends straight up to the sky through a picturesque conical skylight. Family and friends will love creating lasting memories while enjoying après-ski time amidst the crackling of the wood burning fireplace, or gazing up at a summer's star-filled sky from the roof top deck (no light pollution here). With no other houses in sight, this property offers a feeling of seclusion, like a cabin in the woods, yet it is only a 7-minute walk to downtown Canmore’s shops, art galleries, dining, and night life. Every detail in this home, from the high-end finishes to thoughtfully designed spaces, creates the perfect blend of functionality and comfort. You and your family deserve the best. You all deserve Canmore!

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