



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1121 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2247261



\$1,670,000

Division:	Quarry Pines		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,886 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: None

Steps from Quarry Lake, High Line Trails & Dog Park! This 4-bedroom, 3.5-bath mountain home offers vaulted open-concept living with stunning mountain views. The main level features gleaming hardwood floors, a real wood-burning fireplace, and floor-to-ceiling windows that flood the space with natural light. The chef's kitchen flows seamlessly into the dining and living areas, while a large deck—surrounded by trees—invites you to relax outdoors. The master suite on the main floor includes a walk-in closet, 5-piece ensuite with jetted tub and shower, plus a private deck. Downstairs, enjoy cork flooring, in-floor heating, a steam shower, and a second family room. A heated double garage, abundant storage, and a fenced yard make this home practical as well as beautiful. Located in a quiet neighborhood perfect for evening strolls, with multiple playgrounds nearby. Steps to Quarry Lake, High Line trails, and the dog park—this is mountain living at its finest!