



GRASSROOTS
REALTY GROUP

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**965 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2283866



\$1,999,000

Division:	Quarry Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,188 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Washer, Dryer in Suite; Solar Panels (battery-ready)

Come home to over 2800 sq ft of dramatic views, huge windows, and natural light. Three full levels including a fully self-contained legal suite provides utmost flexibility. Use the suite for guests, or rent it long term to a local resident for potential Livability Tax exemption. Designed to embrace sweeping mountain views, with an impressive wall of windows both front and back. A sprawling front deck creates an inviting outdoor living space—infra-red heaters allow you to enjoy it well beyond summer. You’ll find space for all your mountain toys in the tandem double GEAR-age. Recent upgrades provide peace of mind, including Class A fire-rated shingles (2024), a new high efficiency furnace and dual 50-gallon hot water tanks (2025), an updated main full bathroom (2023) and all new appliances. Battery-ready solar panels (2024) help to offset utility costs. Space for a future elevator shaft is integrated into the design, offering future convenience and accessibility. Locals love Quarry Pines for its quiet, tucked-away feel, just steps from Quarry Lake, a large off-leash park, with easy access to the Nordic Centre, hiking and biking trails, and all the K-Country adventures beyond. A special home in a special setting—this is mountain living that just feels right. Come see the light dance across the mountain tops.