



**GRASSROOTS**  
REALTY GROUP

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2, 729 7th  
Canmore, Alberta

MLS # A2296760



**\$1,235,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,717 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Carport		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 400

**Basement:** Crawl Space

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** Res 4 plex

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** na

Welcome to a beautifully finished home that perfectly blends modern design with everyday functionality. From the moment you step inside, you're greeted by soaring ceilings, an abundance of natural light, and an open-concept layout that feels both spacious and inviting. The heart of the home is the chef-inspired kitchen, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and island ideal for entertaining or casual family living. The seamless flow into the dining and living areas creates the perfect space to host, highlighted by clean lines and a warm, contemporary aesthetic. Upstairs, a versatile loft space offers the perfect setup for a home office, reading nook, or bonus living area, while the well-appointed bedrooms provide comfort and privacy. The thoughtful layout maximizes both space and usability, making this home as practical as it is stylish. Step outside to your new private deck, where you can enjoy fresh mountain air and a relaxed outdoors.