



GRASSROOTS

REALTY GROUP

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**803 Larch Place
Canmore, Alberta**

MLS # A2299156



\$1,875,000

Division:	Larch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Baseboard, Central, In Floor, Electric, Fireplace(s), Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: Shed, crawl space shelving, Staircase mirror

Welcome to a home where lifestyle and landscape come together in one of the Bow Valley's most breathtaking settings. Perfectly positioned on a private cul-de-sac, this immaculately maintained single-family home offers panoramic mountain views in nearly every direction—iconic peaks like Ha Ling and Mount Lawrence Grassi. Just steps from a scenic 5.6 km loop known for its wide-open vistas and golden afternoon light, and minutes from the tranquil flow of the Bow River, this location delivers the very best of Canmore living. In the winter months, nearby White Man's Gap transforms the landscape into something truly special—acting as a natural "light tunnel" that bathes the Larch area with an abundance of light. You're surrounded by nature, with forested trails just minutes from your door and a golf course close by for those long summer evenings. Inside, pride of ownership is unmistakable. Lovingly cared for by the original owner, this move-in-ready home (which did not flood in 2013) offers 3 bedrooms and 2.5 bathrooms, featuring a warm and inviting sunken living room anchored by a classic wood-burning fireplace. Rich wood flooring flows throughout most of the home, while large windows capture stunning views in nearly every room. It even has its own built-in wine rack. Step outside to a spacious, private deck—perfect for morning coffee as the birds wake up, or evening BBQs with family and friends under the alpine sky. Mature trees create a peaceful backyard retreat, enhancing the sense of privacy and connection to nature. Complete with a double garage, and walking-distance access to town, this is more than a home—it's a basecamp for a life well lived in the mountains.