



GRASSROOTS

REALTY GROUP

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**921 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2305774



\$1,349,500

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	In Garage Electric Vehicle Charging Station(s), Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: Dishwasher, Dryer, Wall Oven/Microwave Combo, Built-in Cook Top, Refrigerator, Washer, Hood Fan, Garburator, 240V Level 2 EV, Instant Hot Water Tap in Kitchen

WELCOME to this stunning single family home in the Peaks of Grassi – move-in ready with quality finishes throughout. The main floor offers the perfect blend of function and style, highlighted by a bright, UPDATED kitchen with ample cabinetry, INSTANT HOT WATER tap, GAS RANGE, and built-in wall oven and microwave. The VAULTED living room frames EXCEPTIONAL VIEWS over Canmore's north mountains, and opens onto an EXPANSIVE DECK – an incredible extension of your living space. Upstairs you'll find TWO SPACIOUS bedrooms, both with VAULTED ceilings and breathtaking views. The second bedroom includes a convenient OFFICE NOOK – perfect for work-from-home flexibility. The WALKOUT lower level adds outstanding versatility with its own SEPARATE ENTRY, a DEN (that can operate as a THIRD BEDROOM) , 3-PIECE BATH, and a bright FLEX ROOM (currently an office) with a LARGE WINDOW looking out across the front yard. Enjoy the southwest-facing PATIO with built-in seating – an inviting space to unwind and soak up the afternoon sun. ATTACHED GARAGE includes a 240V Level 2 EV charging circuit. This is a rare opportunity to own a thoughtfully-designed home in one of Canmore's most desirable communities; offering space, views, and flexibility all in one.