



**GRASSROOTS**  
REALTY GROUP

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## 2 Terrace Place Canmore, Alberta

MLS # A2309821



# \$2,147,000

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,510 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** none

For more information, please click the "More Information" button. This Eagle Terrace bright mountain view home offers plenty of flexibility with four bedrooms and main floor bedroom or den, huge bonus room, plenty of living space and four bathrooms. The main level features an open concept kitchen at the back of the home with a breakfast nook on one side and dining room on the other, which opens up to the living room with a cozy fireplace. The upper level has the master suite with a private ensuite bathroom with two more bedrooms, another full bath, laundry room and huge bonus room for recreation, crafting, music or entertaining. The walk out basement has an open family room, bedroom and full bath, ideal for guests as well as rough in for an additional kitchen. Large windows to take in the sun and stunning mountain views from all sides. A large deck at the back of the home and spacious yard offer great outdoor space. An oversize double car garage and plenty of storage space for your outdoor gear and two cars. Ideal for a growing family, footsteps from the park and close to numerous hiking and biking trails.