



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102, 714 3rd Street
Canmore, Alberta

MLS # A2320645



\$809,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,014 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 206
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Storage		

Inclusions: Bunk Beds and Log bed frame

Set in the heart of South Canmore, one of the Bow Valley's most coveted neighborhoods, this beautifully finished single level home offers a lifestyle that is increasingly rare to find. Step out your door and the Bow River pathways, Main Street, the shops, and the trail network are all an easy walk away. Leave the car behind and live at the center of everything Canmore has to offer. This is the ultimate launch pad for the mountain lifestyle. Inside, the home lives large with an open concept main living area anchored by a striking Rundle Rock corner fireplace. Two generous bedrooms each have room for additional beds, ideal for hosting family and friends after a day in the mountains. The well appointed bathroom features a jetted tub and a large tiled shower. The kitchen rivals those of many stand alone homes, finished with custom Alder cabinetry, granite countertops, and stainless steel appliances including a built in wall oven and gas cooktop. Quality runs throughout: Tigerwood and slate flooring, custom Alder doors, in-floor radiant heat, and direct hot water that keep the home warm and comfortable in every season. A large attached storage space is ready for all of your toys, bikes, skis, and gear. On site parking completes the package. Built in 2008 by respected local builder Fournier Construction and impeccably maintained, this is effortless single level, lock and leave living in a premium location. For the buyer who wants to live at the heart of South Canmore, with the river, the trails, and the town all just steps away, this is a rare opportunity in one of Canmore's most sought after addresses.