



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38, 127 Carey
Canmore, Alberta

MLS # A2325590



\$1,325,000

Division:	Homesteads		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,072 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Views		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 624
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Gorgeous mountain oasis home in highly desirable Canmore neighborhood offering over 2,000 sqft of updated living space. This spacious 3 bedroom home maximizes its enviable aspect with large picture windows and 2 decks to enjoy the spectacular southwest mountain views of Ha Ling and Mount Lawrence Grassi. Vaulted ceilings, thoughtful window placement, and tasteful upgrading throughout make this a fabulous mountain retreat for your family and guests. Central AC provides comfortable summer living, and generous living accommodations on both levels provide ample room for your family to find their own space. The lower level benefits from it's own separate entrance to a private view deck. (Note: short term guest rentals are not permitted at this property).