



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2002, 3rd Avenue
Canmore, Alberta

MLS # A2332985



\$3,699,000

Division:	South Canmore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,377 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Creek/River/Stream/Pond, Views		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	See Remarks
Basement:	Full
Exterior:	See Remarks, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n.a

Backing directly onto Spring Creek, this beautifully renovated detached home blends privacy, functionality, and mountain living in one of South Canmore's most sought-after neighbourhoods. Offering 3 + 2 beds + office, 3 bathrooms, and a double attached garage, and over 3,000 feet, the thoughtfully designed layout is ideal for families. The main level features a dedicated office, laundry, 3-piece bath, mudroom, and an open-concept kitchen, dining, and living area with lofted ceilings, expansive windows, and peaceful creek views. A large deck creates seamless indoor-outdoor living. Upstairs are three bedrooms, including a spacious primary retreat with private balcony and ensuite, plus another full bathroom. The partially finished lower level offers two additional bedrooms, and a large recreation room. Surrounded by mature trees and just minutes from downtown, trails, parks, and amenities, this exceptional home offers a rare combination of space, serenity, and an unbeatable location.