



GRASSROOTS
REALTY GROUP

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**22 Pinewood Crescent
Canmore, Alberta**

MLS # A2335810



\$1,696,500

Division: Town Centre_Canmore

Type: Residential/House

Style: 2 Storey

Size: 1,793 sq.ft. **Age:** -

Beds: 4 **Baths:** 2

Garage: Double Garage Attached

Lot Size: 0.13 Acre

Lot Feat: Back Yard, Corner Lot

Heating: Forced Air, Natural Gas

Floors: Carpet, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, Skylight(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Set on the valley floor just steps from Canmore's extensive trail system and vibrant downtown, this versatile 3,008 sqft 4+ bedroom, 2 bath home offers an exceptional combination of location, space and character. The upper level features a generous living room, dining area, kitchen and bright sunroom, along with the primary bedroom, laundry, full bathroom and an additional office/bedroom. From here, step into the impressive artist studio, a light-filled space with vaulted ceilings, skylights, expansive windows and stunning mountain views, offering excellent potential as a studio, home office or future primary retreat. The lower level provides a spacious family room, two additional bedrooms, full bathroom and plenty of storage. A double attached garage adds room for all your mountain toys while the fully fenced backyard provides a private space to relax, entertain or enjoy Canmore's mountain setting. A unique home with flexibility, natural light and an outstanding central location.