



GRASSROOTS
REALTY GROUP

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9 Des Arcs Road
Lac Des Arcs, Alberta

MLS # A2335930



\$1,175,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	899 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.44 Acre		
Lot Feat:	Front Yard, Irregular Lot, Landscaped, Lawn, Level, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: NA

Located in Lac des Arcs, this charming cabin sits on an expansive 19,000+ sq. ft. lot with mature trees and perennial gardens. Filled with natural light, the home features large windows, soaring vaulted ceilings with exposed wood beams, and an impressive stone fireplace that creates a warm and inviting living space. The functional layout includes one bedroom plus a loft for additional sleeping space, making it ideal for family and guests. A deck off the kitchen provides the perfect place to relax and enjoy the outdoors. The oversized double garage with a loft above offers excellent storage, workshop space, or future potential. Whether you're looking for a full-time residence, a weekend retreat, or an investment opportunity, this unique property offers the perfect blend of rustic charm and convenience just minutes from Canmore.