



GRASSROOTS
REALTY GROUP

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403, 108 Armstrong Place
Canmore, Alberta

MLS # A2335980

\$1,030,000



Division:	Three Sisters		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,200 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Outside, Parking Pad, Paved, Shared Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Lawn, Paved, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 567
LLD:	-
Zoning:	DC-28(Z)2004
Utilities:	-

Inclusions: None

With 1,739 sq. ft. of finished living space across three levels, this detached home offers space and flexibility that can be hard to find. Freshly painted and comfortably laid out, it has the room to accommodate everyday family life, visiting friends and the relaxed pace of mountain living. The three-level design gives everyone a little room to spread out, with a finished in-floor heated lower level that adds a rec room, bedroom, three-piece ensuite and storage to the overall living space. The main living area has an easy open-concept feel, with the kitchen, dining and living spaces connected around a corner gas fireplace. Hardwood flooring runs through the main floor, and two decks extend the living space outdoors. The kitchen deck provides a convenient spot for the BBQ, while the front deck takes in views and sunshine. Upstairs, an open space at the top of the stairs offers a flexible spot for a family room, a home office or whatever suits your needs. The primary bedroom has a walk-in closet, with a second bedroom and four-piece bathroom completing the upper level. An attached heated garage is particularly useful in the Bow Valley, providing a place to park and store bikes, skis and other mountain gear without bringing everything through the house. The combination of multiple living areas, outdoor space and a practical layout makes this a home that can adapt as your needs change. The location is another part of what makes this home easy to live in. Tucked into a quiet cul-de-sac, it is close to schools, a playground and walking routes, with Free Roam transit within easy reach. The new Commercial Gateway area is just a short walk away. The Trans-Canada Highway is close enough to make getting in and out of town convenient, while the home's position keeps highway noise at a distance. Stewart Creek Golf Course, hiking trails and biking routes are all nearby.

It's a home that gives you room to live, space for the things you love doing outdoors, and an easy location for enjoying everything the Bow Valley has to offer.