



GRASSROOTS
REALTY GROUP

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**106 Rummel Place
Canmore, Alberta**

MLS # A2338337



\$2,195,000

Division:	Rundlevue Ests		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,635 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversi		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Bac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Ownership opportunity of a lifetime! Extraordinary location backing onto green space and wilderness ravine with breathtaking views of the Three Sisters Mountains and elevated views of the beautiful Bow Valley! Enjoy this peaceful residential setting at the top of a quiet cul-de-sac in sought after Rundlevue Estates! Exceptional walking pathways right out your door along the beautiful Hidden Creek Ravine and just a short 10 min walk to the nearby Hidden Falls! Solid custom-built raised bungalow with over 3000 sq ft of total development, double front attached garage and large back deck with stunning permanent unobstructed views! Home has been lovingly cared for with vaulted ceilings and open concept that's perfect for entertaining or enjoying those great family gatherings. Main floor has sunken great room off kitchen with gorgeous river rock fireplace, large primary bedroom with walk-in closet and ensuite bathroom, large guest bedroom, 4 pce main bathroom, spacious formal dining room and large living room with picturesque elevated views of the Bow Valley and Mountains! Lower level basement has 2 more bedrooms, large family room, huge recreation room with pass-thru to garage, 4 pce bathroom with large jetted soaker tub, separate laundry room with sink, wine cellar and storage areas. Enjoy the large deck off the kitchen with exceptional Three Sisters Mountain views, bbq gas line and backyard that frequents many wildlife visitations for you to enjoy. Don't miss the opportunity of a lifetime to own this incredible original owner property that's fully immersed in nature while conveniently remaining just minutes to downtown Canmore. Be sure to view the aerial video showcasing this incredible location and property.