



GRASSROOTS
REALTY GROUP

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149, 200 Prospect Heights
Canmore, Alberta

MLS # A2339033



\$1,369,000

Division:	Prospect		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,706 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 717
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage		

Inclusions: N/A

Nestled in the sought after Prospect Heights, community, this spacious townhome offers a quiet setting, beautiful mountains, surroundings, and an exceptional location, just steps from the Bow, River and Downtown Canmore. The main level features a bright open concept, living area with high ceilings, a cosy fireplace and plenty of natural light. the dining area provides access to private rear deck and backyard. Creating a peaceful outdoor space for relaxing or entertaining. Laundry is also conveniently located on this level. Upstairs, the spacious primary bedroom offers a private en suite while a second generously sized bedroom and full bathroom provide comfortable accommodations for family or guests. The upper level also includes a third bedroom or study with Mountain views, access through elegant French doors. The lower level offers a private additional bedroom with its own bathroom along with a convenient access to the attached two car garage. With the Bow river, walking and biking, hiking trails, downtown Canmore, and the areas many amenities all close by, this home offers a wonderful combination of space, privacy, and convenience in one of Canmore's desirable locations.