



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

160 Carey
Canmore, Alberta

MLS # A2341854



\$2,475,000

Division:	Homesteads		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,080 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, On Street, See Remarks		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	In Floor, Electric, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	additional refrigerator		

Set on a beautifully landscaped 7,287 sq. ft. lot in Canmore's Homesteads, this distinctive 5-bedroom, 4-bathroom home offers generous living space, mountain views and exceptional indoor-outdoor living. The bright main level features vaulted ceilings, hardwood flooring and a dramatic living room centered around a river-rock fireplace with gas stove. The spacious primary retreat has been beautifully renovated and opens to a year-round solarium with heated floors, electric fireplace, pop-up TV and views toward Lawrence Grassi and Ha Ling Peak. Outside, mature landscaping creates a private garden setting with a pond/water feature, garden plots, multiple sitting areas and expansive decks. The versatile lower level features heated floors, two bedrooms, a bathroom, partially completed kitchenette and two separate exterior entrances. Additional comforts include central A/C and an attached double garage with heated floor and separate side access. A truly unique Canmore home with character, privacy and room to enjoy every season.