



GRASSROOTS
REALTY GROUP

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**157B Rundle Crescent
Canmore, Alberta**

MLS # A2347908



\$1,699,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,176 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

How's this for the best of both worlds? Tucked into a quiet, established neighbourhood with the Bow River pathway just outside, this beautifully maintained 3-bedroom, 2.5-bathroom duplex offers privacy, space, and an easy walk or bike over the scenic Bow River bridge to downtown Canmore. With 2,176 sq. ft. all above grade, the upper level features vaulted ceilings, a dramatic wall of windows, refinished hardwood floors, and an updated kitchen with quartz counters, a Blanco granite sink, and generous island. The open living and dining area has a beautiful gas fireplace and opens to one of two decks, surrounded by mature trees. The spacious primary retreat is also on this level and enjoys vaulted ceilings with fabulous natural light. It also has a 5-piece ensuite with soaker tub, walk-in closet & a second beautiful view deck. The laundry room and powder room complete the upper floor. The entry level offers two additional bedrooms, a family room with custom built-ins and a second gas fireplace, storage, and direct patio and backyard access, providing plenty of room for family and guests. A heated double attached garage and large storage room round out this private, valley-floor home in one of Canmore's most convenient locations.