



**GRASSROOTS**  
REALTY GROUP

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**101 Rundle Drive  
Canmore, Alberta**

**MLS # A2194273**



**\$2,450,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,105 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Residential R2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

**DEVELOPERS DREAM - LARGE R2A LOT IN DOWNTOWN CORE.** Situated on an oversized lot, this property is located in a R2A District near the downtown core. This property backs onto the Bow River reserve, offering unparalleled privacy and panoramic mountain views. With abundant sunshine, and an unbeatable location near downtown Canmore, this home is a true alpine retreat. Experience breathtaking Three Sisters views from the expansive back deck and hot tub, where relaxation meets nature. This custom-designed home boasts an open, lofted floor plan, creating a seamless flow of space and light. The master suite is generously sized, complemented by hardwood and imported tile flooring. A spectacular solarium with a blend of mountain charm with architectural elegance. Realtor is related to Sellers.