



CORY PELCHAT
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**922A 9th Street Street
Canmore, Alberta**

MLS # A2143512



\$2,950,000

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,857 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped, P		

Heating:	Boiler, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Ceramic Tile, Concrete, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Mixed, Stone	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Sauna, See Remarks, Separate Entrance, Steam Room, Wood Windows		
Inclusions:	Negotiable		

PRICE REDUCTION : If you know the lifestyle that can be enjoyed in Canmore, you will immediately appreciate the custom designed forever home by the European builder/sellers. Timeless styling, comfort, utility, Uber energy efficient construction, spa room, two home offices, separate accommodation (revenue generation) from the garage legal suite, exercise space, 2 master bedrooms with closets and ensuites, private rear garden oasis with covered entertainment space, south facing front deck…. I could go on but the sellers might change their mind !!! To summarize this home is special, unique, in a great downtown location, close access to a tennis and pickleball court, the river, trails, stellar mountain views and, for the right discerning buyer, an easy decision. This is truly a remarkable opportunity in the Canadian Rockies.