



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

1005 9 Avenue
Canmore, Alberta

MLS # A2160280



\$2,344,000

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,335 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, Views		

Heating:	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Sound		

Inclusions: N/A

Beautiful and tastefully renovated 3 bedroom, 3 bath home located in the highly sought after heart of Canmore. Well appointed, fully renovated bungalow, one block from both main street and the famous Engine Bridge plus the friendly and quiet neighborhood has a lovely green space across the street! So close to downtown yet you feel you are so far away from everything. The 2014/15 reno was a full gut/re-do. Brazilian cherry floors throughout main area with heated Travertine floor in bathrooms and side entrance. Custom cherry cabinets by Tristar with solid fir doors base and trims throughout gives the home an upscale mountain feel. Tony Bloom copper front door, copper hood fan and stainless-steel backsplash. A solid copper kitchen sink and ceiling in dining room complete the look. The well laid out kitchen offers plenty of storage and is a dream to cook and entertain in the open concept space. Counter tops are quartzite. Enjoy the ambience of the wood burning, fieldstone fireplace which can heat the main floor on those cold winter nights. Lux triple pane, low E windows let in loads of natural light and are accented with top end Hunter Douglas blinds. Master bedroom has wall to wall, floor to ceiling beautiful built-in cherry closets by Bernard's Creative Woodwork. Ensuite features a walk-in shower and soaker tub. Main bath has a second door to second bedroom and features a large walk-in steam shower. The fully finished basement offers a cozy living space. There is a large rec room with built in sound system, tv area and pool/ping pong table for loads of entertaining and fun. The large bedroom has a wall-to-wall large closet and black out HD blinds. The bathroom has large shower and vanity complete with a granite countertop. There is also office and gym space where another bedroom could easily be added. Floors are waterproof vinyl (there has

never been water in the basement). Fir doors and trims and Hunter Douglas window coverings throughout. The large, private 600 sq ft trex deck faces east and offers the perfect space to have your coffee in the morning sun. It boasts a napoleon fireplace on one end with a sunk-in hot tub on the other. Gas BBQ hook up and water outlet for watering deck plants or working with hot tub. Aggregate west facing patio off front of house has wonderful seating to enjoy an afternoon tea or happy hour while watching the sun set over EEOR mountain peak. Beautifully landscaped yard with six-foot cedar fence in the back. Dog run off side of deck.