



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

614 8th Avenue SW
Canmore, Alberta

MLS # A2183563



\$1,594,999

Division:	Town Centre_Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,442 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Few Trees, Front Yard, Landscaped, L		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 740
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	All furnishings as per itemized list see in suppliments.		

3 Story, 3 Bedroom Furnished Luxury Townhouse in Downtown Canmore with Spectacular Mountain Views of Mountain Ranges, Lady Macdonald, Grotto, Ha Ling and EEOR. There are 2 Second Level Balcony's that have views that take your breath away. This Townhouse has vaulted ceilings and a generous Open Floor plan. Newly painted, New Lighting throughout which makes this property a Standout. Has a Ground level entrance to Family Room. Newly landscaped Courtyard. The Kitchen has been newly Renovated with Large Waterfall quartz countertop that makes the Kitchen area the HEART OF THE HOME. All new appliances in Kitchen, Fridgidaire Professional and Bosch. Note wine fridge in dining room. The wide stairwells allow for that spacious feeling throughout. 3 Large bedrooms on 3rd Level with windows that have views that don't disappoint. The master ensuite and 3rd floor bath newly Renovated with large walk in showers. 3.5 baths and Bathrooms on all levels. Oversized Double Garage with work area in the front. Plenty of Storage and room for 2 parking spaces in driveway. Back lane entrance. Large Storage Area. This home has 3 stories above Grade no Basement. View the 3D Virtual Tour. THIS HOME COMES FULLY FURNISHED Ready for you to move in. Downtown Location close to all the Shopping, Restaurants and amenities. Close to the Bow River and Biking and Hiking Paths. (You can install a Hot Tub on 2nd Level Balcony or Lower level patio).