



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**902 11th Street**  
**Canmore, Alberta**

**MLS # A2185115**

**\$1,689,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** N/A

Visit REALTOR® website for additional information. Fantastic, centrally located executive home in a highly desirable area of Canmore, a short stroll to Main Street with awesome views of the surrounding mountains! An extended double detached garage with auto door openers, and an adjoined, rentable, one bedroom cabin with kitchen amenities. The house features a porch at the main entrance, a large wrap around rear deck with an older hot tub, a front deck, and a rear fenced back yard. Features include granite countertops, a countertop stove, custom blinds, some recent double and triple glaze windows, a wall oven, fir trims and doors, a security system, a central vacuum, a wood burning fireplace with stone surround, wood mantel and groove soffits, and vaulted, wood tongue and groove ceilings with wood laminated open beams.