



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

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**609 7 Street Veterans Way  
 Canmore, Alberta**

**MLS # A2205099**

**\$2,588,000**



<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Gard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Skylight(s), Storage		
<b>Inclusions:</b>	None		

Canmore AB is calling with a wonderful opportunity. Nestled in the Bow Valley with city amenities but small town feel this property, with 895 sq. ft on the main level and 1,095 sq. ft on the second level, could be a possible family home or an investment project. The ground level has a wide front drive and double attached garage providing ample parking. A paving block patio area at the front provides a comfortable spot to enjoy your morning coffee or end of day relaxation. The foyer is wide and welcoming with high ceilings and tiled flooring. To the left is a utility/storage room with cork flooring and windows overlooking the park, and a large walk-in storage/cellar. Down the hall is a carpeted family room, den with corner gas fireplace, and a bedroom with 3-pc ensuite and walk-in closet. The den and bedroom have graceful bow windows, and the dining room has substantial windows with a beautiful view of the expansive back yard looking out to Spring Creek and gives you access to a very generous sized deck for summer enjoyment. A 2-pc bath completes the main level. The second level displays an open concept kitchen, dining room and living room is quite breathtaking with high cedar ceilings, two skylights above the kitchen area and an abundance of natural light from windows at either end of the open area. The kitchen features cork flooring, a ton of oak cabinetry, an island/breakfast bar with sink, laminate counter tops with a second sink and stainless appliances. Access to the south-facing balcony is through the kitchen. A considerable sized bedroom with 5-pc ensuite (double sinks) and walk-in closet gives you the privacy you deserve. Laundry facilities are provided on this level. As for access and amenities, Highway 1 gets you to the fabulous Rockies and to all points west i.e. Banff or east i.e. Kananaskis. Close to schools, daycare, playgrounds, the Bow River,

shopping i.e. Safeway and Save-on Foods, the Canmore Golf and Country Club and of course, Centennial Park and Playground across the street. This is a superb gateway to acquiring a piece of scenic and delightful Canmore. Take the first step and call today for a viewing appointment.