

933 15th Street
Canmore, Alberta

MLS # A2290110



\$1,895,000

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|------------------|---|---------------|-------------------|
| Division: | Lions Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,414 sq.ft. | Age: | 1987 (39 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Level | | |

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|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Wood | Sewer: | - |
| Roof: | Rubber | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Chandelier, Double Vanity, Open Floorplan, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Wood Windows | | |

Inclusions: Garden shed

Welcome to 933 15th Street – come home to this sunny location in coveted Lions Park in Canmore. This 4 bedroom, 4 bathroom home has the perfect floorplan for your family and guests. Boasting a generous kitchen, two dining areas, and two large living rooms on the main level this very flexible floorplan has space for everyone. The bright living level extends outdoors onto the huge 370 sqft south-facing deck to enjoy the plentiful sun. Two large primary bedrooms with mountain views and ensuites occupy the upper level, along with 2 more bedrooms, a 5 piece family bathroom and a home office. Keep your cars and mountain toys safe in the heated double garage, with parking for up to 4 more (or your RV/ trailer) on the driveway. The back yard also benefits from rear lane access. All this within walking distance of the Bow River trails, Canmore High School, Arts Place, Elevation Place, and the heart of Canmore on Main Street. This delightful home has seen many quality upgrades and additions over the years including the addition of the 2nd primary bedroom and ensuite, replacement windows, rubber roof, on-demand hot water, high efficiency furnace, additional insulation, and beautiful timberwork at the front of the home. A truly unique and fantastic opportunity in one of Canmore's most sought-after neighborhoods. (Note: Short term rentals are not permitted at this property.)