

1054 Evergreen Circle  
Canmore, Alberta

MLS # A2308940



## \$1,659,000

<b>Division:</b>	Rundlevue Ests		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,313 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscape, No Back L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

On a spacious, wooded lot, with elevation over its neighbours, you'll find this thoughtfully upgraded & comfortably proportioned 4 bed, 3 bath, single-family home. On two levels all above grade, the upper floor main living area exudes the alpine esthetic, where a stone fireplace rises to timbered, vaulted ceilings. These stunning features surround expansive glass revealing a front deck, treed slope & mountain vistas. The layout is both intimate and expansive, where the dining areas broad floorspace is prelude to an upgraded & thoughtfully designed kitchen, with access to a treetop BBQ deck. The breakfast nook alongside will be a morning gathering place to enjoy a Rocky Mountain sunrise. With the master bedroom, ensuite bath, second bath & two more bedrooms, the floorplan is ideal for growing families, or older owners in search of primary spaces clustered on one level. The lower level is reminiscent of the main levels found in other properties, with its above grade qualities evident. Large windows, a walkout to sprawling deck space & abundant light streaming in from all sides, create a downstairs environment as inviting as the upstairs. A family room, fourth bedroom & bath offer the perfect guest area, or opportunity for hobbies. Storage abounds in the attached double garage, useful interior closets & a level drive for the camper. The quiet neighbourhood of Rundlevue, close to everything that makes Canmore an incredible place to be, is likely one of the best addresses you'll find.