

609 2nd Street
Canmore, Alberta

MLS # A2341017



\$2,850,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,979 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

South Canmore home with garage footsteps the Bow River. Four bedroom, three bathroom home situated on a desirable, tree lined street in South Canmore. One of the Bow Valley's most sought after neighbourhoods, the area offers an exceptional location and properties like this present a unique opportunity. Well maintained by original owners featuring a functional floor plan, double car attached garage and spacious back yard along with spectacular mountain views from every side. The main level offers an inviting open concept layout, with a large kitchen, dining and living room complete with a cozy wood burning fireplace. Wood panelled vaulted ceilings enhance the warm mountain cabin character, while a rear deck provides generous outdoor space to enjoy the stunning surroundings. The primary bedroom has its own spacious deck along with an ensuite and large walk in closet. Three more bedrooms, a family room and grand loft complete the home. The flat lot is located on a low density street a short walk to Main Street, the Bow River and trails.