

922A 9th Street Street
Canmore, Alberta

MLS # A2143512



\$2,950,000

| | | | |
|------------------|--|---------------|---|
| Division: | Town Centre_Canmore | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 2,857 sq.ft. | Age: | - |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Off Street, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped, P | | |

| | | | |
|--------------------|---|-------------------|-------------|
| Heating: | Boiler, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Wood, Wood Stove | Water: | - |
| Floors: | Ceramic Tile, Concrete, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cedar, Mixed, Stone | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Sauna, See Remarks, Separate Entrance, Steam Room, Wood Windows | | |
| Inclusions: | Negotiable | | |

PRICE REDUCTION : If you know the lifestyle that can be enjoyed in Canmore, you will immediately appreciate the custom designed forever home by the European builder/sellers. Timeless styling, comfort, utility, Uber energy efficient construction, spa room, two home offices, separate accommodation (revenue generation) from the garage legal suite, exercise space, 2 master bedrooms with closets and ensuites, private rear garden oasis with covered entertainment space, south facing front deck…. I could go on but the sellers might change their mind !!! To summarize this home is special, unique, in a great downtown location, close access to a tennis and pickleball court, the river, trails, stellar mountain views and, for the right discerning buyer, an easy decision. This is truly a remarkable opportunity in the Canadian Rockies.