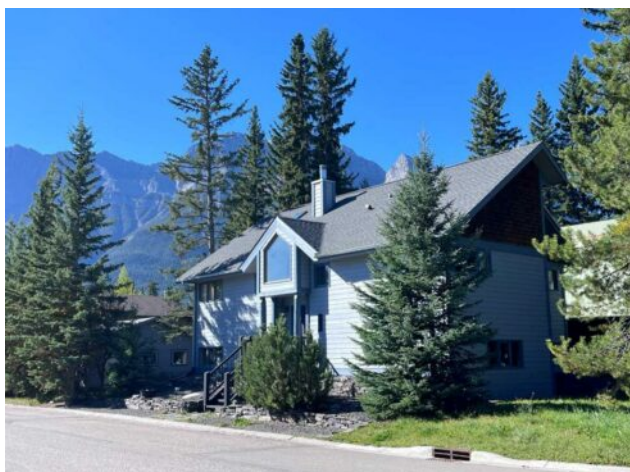


413 2nd Street
Canmore, Alberta

MLS # A2166806



\$2,250,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,311 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Views		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Cork, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Wood Frame, Wood Siding

Zoning: R1

Foundation: Wood

Utilities: -

Features: Open Floorplan, Vaulted Ceiling(s), Wood Windows

Inclusions: None

Completely renovated 4 bedroom detached home in South Canmore with Views! Situated on one of the quietest streets in South Canmore amidst low density detached homes, this completely renovated 4 bedroom home is an absolute gem. Stunning views of the Three Sisters mountains are framed in the living room windows, and from the huge south facing deck. Delightfully bright, and with soaring vaulted ceilings, the main living area offers a welcoming atmosphere few can match. The wood burning stove brings that classic mountain ambiance, and the kitchen has been updated with custom cabinetry, topped with quartz countertops and stainless appliances including gas stove. An east facing loft is the perfect place to catch the morning sun with your coffee or yoga mat. The main floor hosts 2 of the bedrooms, with the master suite benefiting from a gorgeously updated en-suite. The lower level offers a comfortable degree of separation for bedrooms 3 & 4 with a full bathroom and family room with a walk-out to the low-maintenance back yard. Plenty of storage for your mountain toys in the detached double garage with lane access. With a newer roof, freshly stained siding, composite decking and low maintenance landscaping, this home can simply be enjoyed for years to come. A fantastic opportunity in Canmore's most sought after neighborhood! (Please note this property is not zoned for short term rentals.)