

102 100 Grassi Place  
Canmore, Alberta

MLS # A2200111

\$2,399,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Hospital Hill  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 1,104 sq.ft.   | Age:   | 1988 (37 yrs old) |
| Beds:     | 4  | Baths: | 2                 |
| Garage:   | Single Garage Attached   |        |                   |
| Lot Size: | 0.24 Acre  |        |                   |
| Lot Feat: | Environmental Reserve, Front Yard, Garden, Gazebo, Gentle Sloping, Lands |        |                   |

|             |   |            |            |
|-------------|---|------------|------------|
| Heating:    | Electric, Fireplace(s), Natural Gas, Wood Stove                     | Water:     | -          |
| Floors:     | Hardwood, Vinyl Plank   | Sewer:     | -          |
| Roof:       | Asphalt Shingle   | Condo Fee: | -          |
| Basement:   | Finished, Partial   | LLD:       | -          |
| Exterior:   | Stone, Wood Frame, Wood Siding                                      | Zoning:    | RESI MULTI |
| Foundation: | Wood  | Utilities: | -          |
| Features:   | Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Soaking Tub |            |            |

Inclusions: NA

Outstanding opportunity on one of Canmore's most sought after neighbourhood. Over 1800 square feet of living space on a gorgeous 10,440 square foot lot (.24 acre) backing onto an environmental reserve., this property offers breathtaking mountain views and peaceful surroundings. Enjoy direct access to nature, with trails leading to the Nordic Centre, Reservoir, Bow River, and the iconic Engine Bridge- all just a short walk from your new home. The stunning tiered garden, created with care and love, is a true oasis. Featuring a greenhouse and shed, it's perfect for those who appreciate outdoor beauty and self sustainability. Inside, this home boasts thoughtful upgrades, including Brazilian Tigerwood flooring, and a cozy wood-burning stove. The spacious French doors with a phantom screen invite the outdoors in, maximizing the incredible views. Additional upgrades include an updated main-level bathroom with a Jacuzzi tub, new basement window, electric fireplace, new deck doors and some modernized light fixtures. A rare opportunity to own a large lot in one of Canmore's most coveted locations-don't miss out!