# \$1,875,000 - 949 13th Street, Canmore

MLS® #A2189041

### \$1,875,000

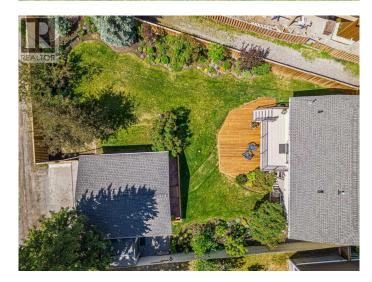
3 Bedroom, 2.00 Bathroom, 951 sqft Single Family on 0.19 Acres

Lions Park, Canmore, Alberta

This is a rare opportunity to own your special piece of paradise in Lions Park! Located a few short blocks from downtown Canmore â€" this centrally located, professionally designed stunning 1,902 square feet split-level bungalow has been completely renovated inside and out with beautiful finishes and numerous upgrades â€" a lovingly maintained home that is move-in ready! Situated on an oversized pie-shaped lot offering over 8300 square feet, this property provides plenty of space to make the most of its beautifully landscaped and fenced south-facing backyard. A split-level deck and the garden's flowers and foliage that change with the seasons create your private backyard oasis that is perfect for quiet times or entertaining. This tranquil spot with fantastic mountain views is backing onto forest, extensive trail systems and is just steps away from the Bow River and an historic Canmore landmark â€" the "Engine Bridgeâ€. Inside you will find an open-space floor plan, three bedrooms, two full bathrooms, a large family room, a cozy fireplace, laundry and storage areas. Don't forget the cute garden shed, and finished over-sized garage complete with shelving for all your storage needs along with a nice workshop space. (id:6289)







Built in 2016

#### **Essential Information**

Listing # A2189041

Price \$1,875,000

Bedrooms 3

Bathrooms 2.00

Square Footage 951

Acres 0.19

Year Built 2016

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 949 13th Street

Subdivision Lions Park

City Canmore

Province Alberta

Postal Code T1W1W4

#### **Amenities**

Amenities Golf Course, Schools, Shopping

Features Back lane, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Attached Garage

# of Garages 2

View View

#### Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave

Heating Natural gas Forced air

Cooling None

Fireplace Yes

# of Fireplaces 1

# of Stories 2

Has Basement Yes

Basement Walk-up

#### **Exterior**

Exterior Features Landscaped

Construction Wood frame

Foundation Poured Concrete

## **Listing Details**

Listing Office

**RE/MAX Alpine Realty** 





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