

**204 Grassi Place**  
**Canmore, Alberta**

**MLS # A2303434**



**\$2,490,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,192 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	NA		

Must be seen! A stylish family home on Canmore's historic Hospital Hill. Set on a quiet cul-de-sac, just steps from wooded trails leading to downtown, the Nordic Centre and the town's extensive pathway network. Enjoy over 2,900 sq ft of thoughtfully designed living and entertaining space with 4 bedrooms, 3 bathrooms and 2 kitchens. This warm mountain home features vaulted ceilings throughout, enhancing the sense of space and light. The stunning garden room is filled with sunshine and opens to a tranquil rear yard backing onto a wildlife corridor. There, a charming bunkhouse offers a cozy escape for all ages. The entire upper level of the home creates a spacious and luxurious primary retreat, complete with a private balcony and beautiful mountain views. The lower level provides a self-contained one-bedroom suite with private entry &ndash; ideal as a rental unit or for extended family.