949 13th Street
Canmore, Alberta

MLS # A2189041

$2,099,000

Division:	Lions Park
Type:	Residential/House
Style:	2 Storey
Size:	951 sq.ft.
Age:	2016 (9 yrs old)
Beds:	3
Baths:	2
Garage:	Double Garage Attached
Lot Size:	0.19 Acre
Lot Feat:	Back Lane, Back Yard, Landscaped, Native Plants, Pie Shaped Lot, Private, \

Heating:	Forced Air, Natural Gas	**Water:**	-	
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Finished, Full, Walk-Up To Grade	**LLD:**	-	
Exterior:	Wood Frame	**Zoning:**	R1	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage			

Inclusions:	Security System

This is a rare opportunity to own your special piece of paradise in Lions Park! Located a few short blocks from downtown Canmore – 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 – 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 – the “Engine Bridge”. 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.