



# 1005 9 Avenue Canmore Alberta

\$2,344,000

Listing Presented By:



Originally Listed by:  
RE/MAX Alpine Realty



**Alpine Realty**

104 - 709 Main Street, Canmore, Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
admin@alpinerealty.ca

Beautiful and tastefully renovated 3 bedroom, 3 bath home located in the highly sought after heart of Canmore. Well appointed, fully renovated bungalow, one block from both main street and the famous Engine Bridge plus the friendly and quiet neighborhood has a lovely green space across the street! So close to downtown yet you feel you are so far away from everything. The 2014/15 reno was a full gut/re-do. Brazilian cherry floors throughout main area with heated Travertine floor in bathrooms and side entrance. Custom cherry cabinets by Tristar with solid fir doors base and trims throughout gives the home an upscale mountain feel. Tony Bloom copper front door, copper hood fan and stainless-steel backsplash. A solid copper kitchen sink and ceiling in dining room complete the look. The well laid out kitchen offers plenty of storage and is a dream to cook and entertain in the open concept space. Counter tops are quartzite. Enjoy the ambience of the wood burning, fieldstone fireplace which can heat the main floor on those cold winter nights. Lux triple pane, low E windows let in loads of natural light and are accented with top end Hunter Douglas blinds. Master bedroom has wall to wall, floor to ceiling beautiful built-in cherry closets by Bernard's Creative Woodwork. Ensuite features a walk-in shower and soaker tub. Main bath has a second door to second bedroom and features a large walk-in steam shower. The fully finished basement offers a cozy living space. There is a large rec room with built in sound system, tv area and pool/ping pong table for loads of entertaining and fun. The large bedroom has a wall-to-wall large closet and black out HD blinds. The bathroom has large shower and vanity complete with a granite countertop. There is also office and gym space where another bedroom could easily be added. Floors are waterproof vinyl (there has never been water in the ba...

Family room 29.17 Ft x 14.83 Ft      Dining room 13.83 Ft x 9.75 Ft  
Recreational, Games room 27.92 Ft x 18.42 Ft      Kitchen 13.08 Ft x 16.50 Ft

3pc Bathroom 8.50 Ft x 6.25 Ft      Primary Bedroom 13.08 Ft x 10.92 Ft

Bedroom 9.67 Ft x 11.50 Ft      Bedroom 11.33 Ft x 11.25 Ft

Laundry room 8.50 Ft x 6.25 Ft      3pc Bathroom 8.50 Ft x 6.25 Ft

Living room 23.08 Ft x 13.25 Ft      4pc Bathroom 7.50 Ft x 11.25 Ft

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