



115 Moraine Road Canmore Alberta

\$1,349,820

This two-storey 2,064 sqft home offers panoramic mountain vistas that capture the essence of Canmore mountain living. The main floor welcomes you with a spacious and bright living-dining area, leading to an open kitchen and family room complete with a cozy corner gas fireplace. Step outside onto the expansive deck and bask in the sunshine while enjoying the sweeping views from Grotto to Rundle Mountain. You may not find a better view of the Three Sisters. The upper level is a haven of tranquility, featuring a primary bedroom with a walk-in closet and a 4-piece ensuite, alongside two additional bedrooms and a full bath. The walkout lower level is a versatile space, boasting an extra bedroom, second laundry, a 3-piece bath, and a large family room and wet bar--ideal for a nanny suite or a shared living arrangement. Outside you have a great front patio, gardens, and an oversized single garage, perfect for all your mountain toys. Experience the allure of Canmore in this beautiful home. (id:6769)

- Family room 15.92 Ft x 10.75 Ft
- Bedroom 9.42 Ft x 12.75 Ft
- Bonus Room 9.33 Ft x 7.50 Ft
- 3pc Bathroom 5.67 Ft x 8.83 Ft
- Storage 6.25 Ft x 7.00 Ft
- Other 6.17 Ft x 6.92 Ft
- Dining room 13.92 Ft x 9.00 Ft
- Living room 12.08 Ft x 10.17 Ft
- Kitchen 11.25 Ft x 11.25 Ft

- Family room 17.00 Ft x 13.25 Ft
- Other 17.17 Ft x 9.83 Ft
- Other 14.25 Ft x 42.83 Ft
- Primary Bedroom 13.17 Ft x 14.25 Ft
- Bedroom 8.33 Ft x 12.42 Ft
- Bedroom 8.33 Ft x 12.25 Ft
- 4pc Bathroom 8.33 Ft x 4.92 Ft
- 4pc Bathroom 8.33 Ft x 5.00 Ft

Listing Presented By:



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ROYAL LEPAGE SOLUTIONS



Alpine Realty

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

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

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