



## 130 Morris Canmore Alberta

\$1,248,000

Bring your vision to life. In an unrivalled location central to the Best of Canmore, from the sights & sounds of Main St, to the quiet serenity of endless forested trails in the Rocky Mountains, this 3 bedroom, 3 bath half-duplex sits perched high above the iconic Bow River. Timeless & thoughtful design conspire to create distinct spaces in an open floor plan. Framing stunning peaks, the living areas vaulted ceilings & large windows bring the outside in, evoking a genuine sense of place, enjoyed best with the cozy fireplace lit. Alongside, a discretely separate area is perfect for a number of purposes, from guest quarters to den or reading room. An ample kitchen inspires culinary creativity & adjoins both the dining area as well as the private rear yard & sun-soaked deck. The master suite is also on this level, where a spa bath invites leisurely starts to active days. A spacious lower level features in-floor heat, & additional bedroom, full bath & family room, ideal for the growing family or guests. The 2 car garage & plenty of inside storage means there's always a place for vehicles & mountain toys. An opportunity to live in the desirable Morris area is only possible through properties like this, where the added benefit of great value & "bones" upon which to create your dream home is clear to the discerning buyer.

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Recreational, Games room 19.67 Ft x 17.67 Ft

Bedroom 15.00 Ft x 9.50 Ft

4pc Bathroom 9.92 Ft x 4.83 Ft

Furnace 17.08 Ft x 6.33 Ft

Foyer 9.58 Ft x 6.75 Ft

Living room 17.25 Ft x 15.67 Ft

Dining room 21.00 Ft x 10.17 Ft

Kitchen 13.67 Ft x 11.75 Ft

Primary Bedroom 19.50 Ft x 15.17 Ft

4pc Bathroom 11.75 Ft x 9.75 Ft

Bedroom 11.83 Ft x 9.00 Ft

3pc Bathroom 8.83 Ft x 5.25 Ft

Listing Presented By:

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