



17 Ridge Road Canmore Alberta

\$1,695,000

On the sunny side of the valley this single family with self-contained LEGAL 2 BEDROOM SUITE is situated in the mountain town of Canmore in the beautiful Canadian Rockies. A metal roof was installed a few years ago for durability and added protection. From your south facing living room and deck one can enjoy spectacular mountain views, namely the iconic Three Sisters along with the Rundle Range. As you enter the main door you are greeted by a craftsman-built study/library room which flows effortlessly into a spacious kitchen. The kitchen has been thoughtfully designed by BV Kitchens; including a panelled refrigerator that matches the cabinetry and a pantry with sliding shelves for ease of access. The living room is adjacent to the study and is flooded by natural ambient mountain light. The main bath footprint has been recently expanded to make room for a separate shower and soaker tub and stylishly upgraded. The entire main floor has been recently upgraded to new hardwood flooring. And there is even more - a double car heated garage with plenty of built-in storage cabinets for all your gear, kayaks, bikes and more. The 2-bedroom self-contained suite has its own entrance and heating system and is ready to rent out as a mortgage helper or can be used by family members who want to stay together but have their own space. Trails and bike paths surround you and within moments you can access the peaceful benchland trails. Just steps away from nature but close enough to all the amenities you need. Perfect for retirees, professionals, investors or anyone who wants to enjoy the mountains! (id:6769)

Living room 14.08 Ft x 14.75 Ft

Family room 20.50 Ft x 18.58 Ft

Kitchen 12.00 Ft x 12.33 Ft

Breakfast 6.83 Ft x 9.92 Ft

4pc Bathroom 8.83 Ft x 7.83 Ft

Primary Bedroom 14.08 Ft x 12.42 Ft

Bedroom 9.83 Ft x 12.42 Ft

Living room 18.75 Ft x 21.00 Ft

Kitchen 14.50 Ft x 12.33 Ft

4pc Bathroom 5.92 Ft x 7.92 Ft

Primary Bedroom 12.58 Ft x 10.08 Ft

Bedroom 10.09 Ft x 12.17 Ft

Listing Presented By:



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<http://www.canmorebanffhomes.com/>



Alpine Realty

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

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

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