



231 Grizzly Crescent Canmore Alberta

\$1,495,000

Welcome to 231 Grizzly Crescent, nestled in the tranquil neighborhood of Cougar Creek, on Canmore's sunny side. This lovely 4-level split offers 2,350 square feet of professionally renovated living space, with the features you truly want in a home including; luxury vinyl plank, stainless steel appliances, spacious living spaces and more. The ground level foyer leads into your bright living room-dining area. Your modern kitchen features maple cabinetry, sleek quartzite countertops and huge bay windows so you can enjoy the views and parklike setting of your private yard. Step out onto your covered deck to enjoy the tranquility of your fully fenced, private park-like yard with low maintenance gardens, bordered by mature trees and plenty of space to relax and unwind. The upper level boasts a massive master suite with a large walk-in closet, a second bedroom or office and a large primary bathroom with laundry area. The master bedroom is spacious enough to easily be converted into two separate bedrooms, offering you the flexibility of a third bedroom on the same level. On the lower levels, you will discover the vast family room with gas fireplace, another bedroom, a second full washroom, another laundry area or potential kitchenette, a huge, carpeted bonus room that allow for a variety of uses—whether it's a home gym, media room, or play area, and a spacious furnace room/ storage room. This home has the space to adapt to your family's needs with an area for everyone to spread out and make their own. The attached double car garage provides space enough for parking and storage, Don't worry about where to store the rest of your gear—whatever doesn't need to be in the garage can all go into the two sheds or the full sized storage room downstairs allowing you to actually park inside! Plus, the ample driveway provides parking for up to three vehicles. Recent improvements...

Recreational, Games room 18.67 Ft x 15.50 Ft

Furnace 14.00 Ft x 15.50 Ft

4pc Bathroom 4.75 Ft x 8.42 Ft

Bedroom 12.00 Ft x 8.50 Ft

Family room 12.00 Ft x 14.08 Ft

Dining room 12.50 Ft x 14.08 Ft

Kitchen 12.75 Ft x 16.33 Ft

Living room 11.58 Ft x 11.33 Ft

5pc Bathroom 10.33 Ft x 7.42 Ft

Bedroom 11.58 Ft x 8.50 Ft

Primary Bedroom 20.25 Ft x 12.00 Ft

Other 6.42 Ft x 8.83 Ft

Listing Presented By:

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