



## 329 Canyon Close Canmore Alberta

\$1,999,950

Extremely hard to find: Large 4 bedroom Bungalow (4018 Sqft in total) with illegal 2 bedroom suite inwalkout basement! Spectacular views of Rockies Main Ridge sitting on a sloped, quiet, friendlycul-de-sac, flooded by sunshine. Living on street level but being available to host your extended family orguests in a fully developed 2 bedroom, 2 bathroom with summer kitchen. For two generations, living adream! Most of the furniture in the basement is included in the price. It is freshly painted with a replacedroof, triple pane windows on the main floor, automatic sprinkle system, Duradek vinyl floor andaluminum rails on the upper deck, 3 purpose blinds (open, silhouette and blackout), and updated kitchenand bathrooms. Gas/Air-fryer with five burners, New Samsung stove, fridge, Executive LG LaundryTower, LG Steam closet, Vermont casting Encore free-standing stove, you name it. Close to school,restaurants and coffee shops, you will LOVE IT! Interior pictures will be available at the end of thefollowing week. (id:6769)

3pc Bathroom 11.58 Ft x 9.33 Ft

3pc Bathroom 10.67 Ft x 4.92 Ft

Bedroom 10.67 Ft x 21.17 Ft

Bedroom 11.50 Ft x 18.50 Ft

Exercise room 11.08 Ft x 9.25 Ft

Kitchen 19.00 Ft x 13.75 Ft

Recreational, Games room 18.92 Ft x 9.08 Ft

Storage 18.00 Ft x 20.08 Ft

Furnace 14.50 Ft x 9.67 Ft

Other 10.92 Ft x 9.42 Ft

2pc Bathroom 8.83 Ft x 2.92 Ft

3pc Bathroom 8.83 Ft x 5.92 Ft

5pc Bathroom 11.58 Ft x 11.75 Ft

Bedroom 14.17 Ft x 10.42 Ft

Bedroom 10.50 Ft x 11.33 Ft

Bedroom 12.92 Ft x 10.92 Ft

Dining room 12.58 Ft x 9.67 Ft

Family room 11.92 Ft x 17.83 Ft

Kitchen 12.58 Ft x 9.50 Ft

Listing Presented By:



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RE/MAX Alpine Realty

<http://cerny.ca/>



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