



## 508 Larch Place Canmore Alberta

\$1,450,000

This prime redevelopment opportunity offers breathtaking 360-degree mountain views from a serene, private property on the Valley floor! Located in a quiet cul-de-sac in Larch, this pie shaped lot backs onto treed privacy just before the renowned Canmore Golf & Curling Club. Just a 10-minute walk from Main Street, enjoy easy access to the Bow River, walking and biking trails, and recreational amenities like skating rinks and tennis courts. Whether you wish to build your dream home immediately or rent while you design, it makes for a fantastic holding property generating monthly income in the interim. Don't miss your chance to own this potential-packed mountain paradise - the perfect blend of tranquility and convenience! (id:6769)

Living room 15.50 Ft x 16.08 Ft

Dining room 8.83 Ft x 9.00 Ft

Kitchen 14.25 Ft x 15.33 Ft

Bedroom 10.33 Ft x 7.92 Ft

Primary Bedroom 11.58 Ft x 11.42 Ft

Bedroom 9.08 Ft x 11.42 Ft

2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:

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