



## 602 Larch Place Canmore Alberta

\$1,500,000

Welcome to your very own cabin in the woods, nestled in the heart of Canmore's desirable Larch neighbourhood! This charming single-family home offers the perfect combination of modern upgrades, serene mountain living, and incredible potential for the future. Key Features: 3 Bedrooms, 2 Bathrooms: With 1,663 sq. ft. of cozy, functional living space, this home is ideal for families or as a peaceful retreat. Generous Lot: A 4,998 sq. ft. lot provides space for outdoor living, gardening, and taking in the beauty of the surrounding landscape. Recent Updates: Enjoy the benefits of new triple-pane windows (2023) for energy efficiency, along with a new HVAC system and hot water tank (2023) to keep your home comfortable year-round. Endless Possibilities: Embrace the charm of this cabin as it is, adding your own personal touches to make it uniquely yours. Use it as a holding property for future development—the Larch neighbourhood is evolving, with neighbouring properties undergoing full renovations and new infills being built. Prime Location: This home's unbeatable location offers easy access to some of Canmore's best amenities: Walking distance to Canmore Collegiate High School and Lions Park, making it ideal for families. Close to the Canmore Golf and Curling Club for recreational fun and social connections. A quick walk or bike ride to downtown Canmore, the Bow River, and nearby trails, ensuring endless outdoor adventures. Whether you're looking for a tranquil mountain retreat, a place to create your dream home, or a smart investment in a coveted neighbourhood, this property has it all. Don't miss this rare opportunity—schedule your private showing today and imagine the possibilities! (id:6769)

4pc Bathroom 6.67 Ft x 8.75 Ft  
Bedroom 10.17 Ft x 12.17 Ft  
Primary Bedroom 10.08 Ft x 20.67 Ft  
Storage 7.08 Ft x 8.67 Ft  
3pc Bathroom 7.17 Ft x 5.00 Ft  
Bedroom 13.00 Ft x 11.33 Ft

Dining room 8.17 Ft x 11.33 Ft  
Kitchen 10.08 Ft x 15.00 Ft  
Laundry room 7.17 Ft x 6.17 Ft  
Living room 19.17 Ft x 21.92 Ft  
Other 22.42 Ft x 7.33 Ft

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