



# 837 4 Street Canmore Alberta

\$1,250,000

**FURNITURE INCLUDED!** - Are you looking for the perfect blend of modern mountain living with a touch of rustic cabin feel? With this fully renovated top-to-bottom 3 bedroom, 2.5 bath home, you've found it. Located on a quiet street near downtown Canmore, a new furnace and heat pump, new plumbing (previous Poly-B pipes completely replaced) and plenty of storage space for your outdoor toys round out the highly desirable features of this property. The lower floor is complete with two bedrooms, a 4-piece bathroom, utility/laundryroom and a versatile rec room. Upon entering the 2nd floor, you are greeted by a cozy wood burning fireplace with river rock surround, a rare feature which adds that touch of cabin feel to the modern renovation. Brand new hardwood flooring, fresh paint that brightens the room and an open, welcoming feel surround you as you move into the space. The open living, dining and kitchen area offers an ideal entertainment space, with large windows allowing plenty of natural light into the area, and a custom wood plank ceiling in the kitchen adds a rustic touch to the elegant new finishings. The entire lofted third floor is dedicated to a primary suite sanctuary. Conveniently curated for a separate office space upon entering the loft, beautiful double glass doors open to the primary bedroom with a luxurious king bed and walk in closet. The 4-piece ensuite bathroom is a dream with new tile, unique double vanity and an oversized walk-in shower. Rare for a residential home, this immaculate property is offered fully furnished, allowing you to move right in and have everything you need to enjoy the comforts of mountain living. (id:6769)

Living room 15.83 Ft x 19.25 Ft

Dining room 7.75 Ft x 13.17 Ft

Kitchen 11.92 Ft x 12.17 Ft

2pc Bathroom 7.00 Ft x 3.00 Ft

Loft 8.17 Ft x 19.25 Ft

Primary Bedroom 15.33 Ft x 10.08 Ft

4pc Bathroom 10.08 Ft x 8.75 Ft

Recreational, Games room 11.50 Ft x 15.58 Ft

Bedroom 13.50 Ft x 9.25 Ft

Bedroom 10.00 Ft x 9.58 Ft

4pc Bathroom 5.17 Ft x 9.33 Ft

Listing Presented By:



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