



## 922 9th Street Canmore Alberta

\$3,149,000

If you know the lifestyle that can be enjoyed in Canmore, you will immediately appreciate the custom designed forever home by the European builder/sellers. Timeless styling, comfort, utility, Uber energy efficient construction, spa room, two home offices, separate accommodation (revenue generation) from the garage suite, exercise space, 2 master bedrooms with closets and ensuites, private rear garden oasis with covered entertainment space, south facing front deck.... I could go on but the sellers might change their mind !!! To summarize this home is special, unique, in a great downtown location, close access to a tennis and pickleball court, the river, trails, stellar mountain views and, for the right discerning buyer, an easy decision. This is truly a remarkable opportunity in the Canadian Rockies. (id:6769)

Recreational, Games room 25.67 Ft x 12.42 Ft	Living room 15.17 Ft x 16.17 Ft
Bedroom 12.42 Ft x 9.50 Ft	Other 13.75 Ft x 11.42 Ft
4pc Bathroom 4.92 Ft x 7.58 Ft	Primary Bedroom 13.08 Ft x 14.08 Ft
Foyer 12.25 Ft x 5.33 Ft	4pc Bathroom 8.67 Ft x 7.33 Ft
Laundry room 11.25 Ft x 8.25 Ft	Primary Bedroom 13.08 Ft x 14.08 Ft
Office 11.25 Ft x 8.67 Ft	Bedroom 12.08 Ft x 11.17 Ft
Other 19.75 Ft x 13.67 Ft	Other 12.17 Ft x 5.33 Ft
Kitchen 13.33 Ft x 11.33 Ft	3pc Bathroom 6.33 Ft x 7.17 Ft
Dining room 13.58 Ft x 9.00 Ft	Guest suite 20.00 Ft x 20.00 Ft

Listing Presented By:

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