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GRASSROOTS
REALTY GROUP

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902 16th Street
Canmore, Alberta

MLS # A2140573

$4,490,000

Division:	Lions Park
Type:	Residential/House
Style:	2 Storey
Size:	3,420 sq.ft.
Age:	2023 (1 yrs old)
Beds:	4
Baths:	4 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.15 Acre
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape

Heating:	Hot Water	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Stone, Wood Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Sauna, See Remarks, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Classic and masterfully built custom home close to downtown. Situated in a convenient Lion’s Park location and built by one of Canmore's most reputable builders, this home offers Passive House Inspired design.14 inch thick walls for super insulated and air tight building envelope, ultra energy efficient windows - make the house Net Zero Ready. The grand entrance welcomes you and leads into the living room with vaulted ceilings, beautiful timber frame work and a grand wood burning fireplace. The home cook will find the kitchen of their dreams featuring a massive island, custom cabinetry, gourmet induction cook top, top of the line oversized fridge and freezer and butler’s pantry. The living area extends onto a large, private outdoor covered entertaining patio with a wood burning fire place as well as access to a sauna and hot tub. Four bedrooms, each with its own ensuite bathroom and spacious closet, powder room, as well as a home gym, which can easily be converted to a home office and a family room complete the home. Double car attached garage, expansive storage for mountain gear, two laundry rooms (one on each floor) are just some of the other desirable features. Footsteps to numerous hiking and biking trails, Canmore Golf Course and many other Canmore attractions.