

3, 810 4th Street NW
Canmore, Alberta

MLS # A2260656



\$1,299,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,767 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	0050
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas, Garbage C
Features:	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: GFIC for a hot tub to be hooked up.

This home is designed for family living and entertaining and is in South Canmore, one block from the river trails and three blocks from main street. The complete renovation features are engineered hickory floors on the main level, meticulous woodwork throughout and open staircase to maximize the light and spaciousness. The second floor living area is open concept flowing through the living room, with the gas fireplace linking to the dining area and chef-inspired kitchen. The kitchen is professionally designed with modern cabinets and large island, quartz counter tops, built in appliances, two sinks and a generous pantry. A half bath completes this level. Taking the stairs to the third level, there is a cozy balcony deck perfect for enjoying a quiet mean and watching the setting sun. The third level hosts the primary bedroom and second bedroom each with its own ensuite and walk-in closet. The loft area is perfect for an office and reading area or child's play space. The laundry is conveniently located on this level. The ground level has the garage access and a large foyer with closet space. This level features the media room complete with wet bar, granite countertop and fridge and a full bathroom. When visitors arrive, this space is quickly converted into the third bedroom offering your guests complete privacy and luxury. Outside there is a ground level sitting area, secure storage area for bicycles and seasonal equipment and the electrical hook-up for a hot tub. The single care garage is finished including an epoxy floor and driveway provided parking for two vehicles.