

77 Grotto Road
Harvie Heights, Alberta

MLS # A2273892



\$1,550,000

Division:	NONE	Water:	Well
Type:	Residential/House	Sewer:	Septic Tank
Style:	Cottage/Cabin	Condo Fee:	-
Size:	953 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	LLD:	-
Baths:	1	Zoning:	R1
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Oversized, RV		
Lot Size:	0.36 Acre	Utilities:	-
Lot Feat:	Corner Lot, Front Yard, Many Trees, Views		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Cork, Linoleum, Wood		
Roof:	Cedar Shake, Rolled/Hot Mop		
Basement:	Partial		
Exterior:	Wood Frame, Wood Siding		
Foundation:	Block		
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s)		
Inclusions:	N/A		

Here’s your chance to own something truly special - an oversized corner lot tucked into one of the most coveted pockets of the Rockies: Harvie Heights. Perfectly positioned between Canmore and Banff, this property doesn’t just offer a place to live, it offers a lifestyle people dream about. Wake up to sweeping, unobstructed mountain views. Step outside into crisp alpine air and total calm - no crowds, no noise, just that pure Rocky Mountain stillness that’s getting harder and harder to find. From your doorstep, you’re seconds to endless hiking and biking trails, minutes to world-class skiing, and only a quick 5-minute drive from the Banff National Park gates. Need amenities? Canmore has everything you need, just down the road. This tight-knit, low-density community also gives you access to a Community Hall, outdoor skating rink, tennis court, and playground - your own little mountain village vibe. Zoned for single-family homes only, Harvie Heights is one of the last places in the Bow Valley where you can build exactly what you want: that modern adventure retreat, a warm and cozy cabin, or your full-time mountain home base. Opportunities like this almost rarely hit the market. If you’ve been waiting for the perfect mix of privacy, views, and unbeatable location, this is the one. Your mountain escape is calling.