

**1210 16th Street  
Canmore, Alberta**

**MLS # A2142555**



**\$2,600,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Landscaped, Level, Street Lighting, Pie Shaped Lot, Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Firepit		

Welcome to your ideal Canmore retreat home. This charming bungalow, perfect for single-level living, offers a versatile option for downsizing or a wonderful family home in the heart of Canmore. Nestled in a serene community of detached homes, just steps from the Bow River and a 15-minute walk to Main Street, this home provides both privacy and convenience. Significantly renovated and expanded by the current owners, it maintains its original charm while boasting a modern, ideal floor plan. The living room is a light-filled space with spectacular southern mountain views. The open-concept kitchen, dining, and living areas flow seamlessly to the front patio and spacious backyard, perfect for entertaining. The primary bedroom features a unique view through the ensuite bathroom windows to the stunning Rundle Range and includes a luxurious steam shower. The main level also houses two additional bedrooms and a full bathroom. The lower level offers a generous family room with a gas fireplace, storage room, spacious laundry and gear room, a fourth bedroom, and a third full bathroom. With nearly 2,900 sqft of living space, this home is designed for comfort and style. Situated on a flat, oversized lot of over 9,400 sqft, enjoy spectacular views from both the front and back yards. The detached garage, accessed via the alley, provides ample parking space. The vibrant community of Lion's Park, with its playing field, tennis court, and playground just a block away, enhances the appeal of this exceptional home.