

**2 Pinewood Crescent  
Canmore, Alberta**

**MLS # A2151195**



**\$2,598,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Lions Park  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 3,130 sq.ft.  | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front                        |               |                  |
| <b>Lot Size:</b> | 0.11 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Low Maintenance Landscape, Irregular Lot, Street Lig |               |                  |

|                    |                                     |                   |                           |
|--------------------|-------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None                                | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame     | <b>Zoning:</b>    | R1B Single Family with Le |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -                         |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

**Inclusions:** n/a

No detail was spared when designing this one-of-a-kind Canmore home! Around the corner from local favorites JK Bakery and Crazyweed Restaurant, you're only a short walk to Main Street and the Canmore Golf & Curling Club. Just past the covered front porch, you're greeted by a heated tile foyer, massive entryway closet, and storage friendly mudroom with a lock off bonus room or legal suite ahead. Here, find 2 spacious bedrooms, a kitchenette and private entry to the fenced in backyard. The abundance of natural light, private laundry, and beautiful tile facing gas fireplace with hand crafted wood shelving create a comfortable area to host your friends and family. Alternatively, offer a pristine mother in law suite or secure a full time tenant and generate monthly income. Sheek glass railings lead you upstairs to the sun drenched living area and an impressive 15'x14' South facing balcony complete with a BBQ gas hookup - the ideal spot to chase the summer sun. Engineered hardwood flooring runs throughout and is complimented by an impressive three tone chef kitchen, complete with Cafe' Stainless Steel appliances, and a 2nd gas fireplace. Soak up the mountain views from the kitchen, dining room and living room alike with wall to wall windows and a sprawling vaulted ceiling. On the opposite end of this floor you'll find the primary bedroom suite, 2 guest rooms and a 4-pce bathroom. Restore and relax in the sophisticated ensuite finished with a dreamy walk-in closet, free standing bathtub, tiled shower, and double undermounted sinks. Additional features include a heated garage, wood ceiling, custom closet organizers, 8ft doors, undercabinet and toe-kick lighting, BBQ gas hookup, built in pantry, and two complete laundry rooms&hellip; Your slice of rocky mountain heaven starts here!