

**1210 16 Street
Canmore, Alberta**

MLS # A2218075



\$2,398,000

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|------------------|--|---------------|-------------------|
| Division: | Lions Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,649 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, See Remarks, Views | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Cork | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Steam Room, Vaulted Ceiling(s) | | |

Inclusions: Firepit, Garage shelving

Wow - a bungalow + huge views + huge lot + on the valley floor + beautiful spaces. Those attributes all in the same property are a rare find. Stylishly renovated from stem to stern in 2012 with modern Scandi influences; including all the creature comforts you love: a light-filled kitchen with gas range, steam shower, heated bathroom floors, and generous outdoor living. Oversized windows show off stunning views. Decks front and back let you follow the sun and shade. And finally, a garage large enough for all the bikes AND vehicles, plus the apron easily accommodates another 3 parking spaces. Discover what locals have always known, that Lion's Park is a gem. In the summer the tennis courts are around the corner, in winter the shinny picks up on the neighbourhood rink. The Bow River pathway system is at the end of this quiet street. Commuters will enjoy easy access. Close enough to be an easy walk or pedal to town, but a world away from the bustle of main street. Be sure to walk out to the firepit, turn around, and soak in that view.