

**1013 15th Street**  
**Canmore, Alberta**

**MLS # A2224738**



**\$1,795,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Wood Counters		

**Inclusions:** N/A

Priced to sell, this is a classic raised bungalow with five bedrooms in an ideal location with south exposure and breathtaking panoramic mountain views! The open renovated interior is both warm and inviting and with ample front and rear deck space and private yard, perfect for entertaining and outdoor living. The lower level is fully developed with a spacious family room, office space, two bedrooms, 3-piece bathroom, laundry room, and loads of storage. There is plenty of room off the back lane for parking, and for a future double garage addition or even a carriage house. Locals covet this fantastic location across from Lions Park with playground, soccer field, and tennis courts and it has excellent walkability, nestled between the downtown, the shopping district, Canmore Golf and Curling Club, and the High School. This home is a must see with quick possession possible!