



www.keyz.ca
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204 Grassi Place
Canmore, Alberta

MLS # A2233062



\$2,775,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Hospital Hill | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,192 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Garage Faces Front, Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La | | |

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|--------------------|---|-------------------|-------------|
| Heating: | Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s) | | |
| Inclusions: | na | | |

Tucked into a quiet cul-de-sac on Hospital Hill in Canmore, this warm and inviting 4-bedroom, 3-bath home offers over 2,900 sq ft of thoughtfully designed living space—perfect for multi-generational living and entertaining. The heart of the home is the main floor, featuring soaring wood-vaulted ceilings, a comfortable living room, and an expansive sunroom flooded with natural light—ideal for lounging and dining year-round. The fully equipped kitchen includes a cozy breakfast nook. Two generously sized bedrooms a full bath and a spacious front deck complete this level. The entire second floor offers a huge primary bedroom retreat. Unwind in the spacious seating area, rejuvenate in the 3-piece ensuite, or enjoy your morning coffee on the private balcony with mountain views—your own tranquil escape. Downstairs, the fully finished walk-in suit built for flexibility—it boasts a rec room, additional bedroom, full kitchen, laundry, and entry to the attached garage. With its separate entrance, this level could easily function as a private suite. Outdoors, enjoy a low-maintenance landscaped backyard and a unique studio or bunk house. Whether you're looking to settle into a full-time family home or enjoy weekend escapes, with ancillary income potential, this property offers a unique combination of versatility, privacy, and a true connection to the mountain lifestyle. Set in one of Canmore's most desirable neighborhoods, bordering on a wildlife corridor, walking distance from downtown and the Nordic Center. This is a rare opportunity to own a home that effortlessly adapts to your needs—Don't miss the opportunity to make this home your own.