

# \$1,289,000 - 833 Lawrence Grassi Ridge, Canmore

MLS® #A2241085

**\$1,289,000**

4 Bedroom, 4.00 Bathroom, 1,292 sqft

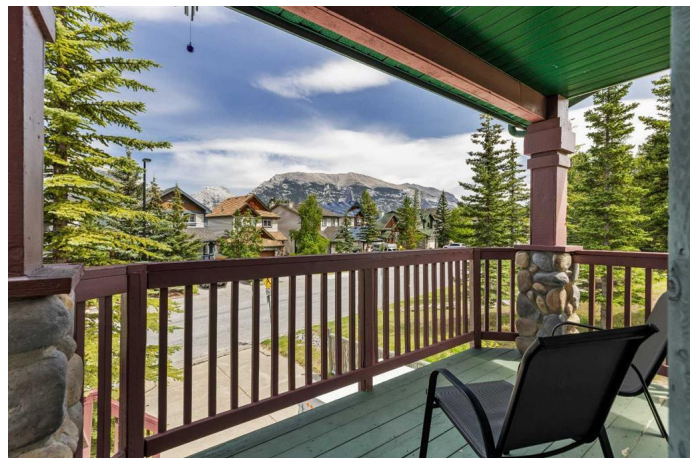
Residential on 0.07 Acres

Peaks of Grassi, Canmore, Alberta

A single-family home with views, views, views! Located in Canmore's desirable Peaks of Grassi neighbourhood, a place where families and weekenders alike share greenspaces, parkland and iconic mountain views in every direction, this stand-alone, single-family home is a rare opportunity to own an "unattached" property in Alberta's favourite mountain community. On 3 levels, the walkout lower is an ideal plan where a family room, bedroom and 4-piece bath along with ample storage are perfect for the growing family or a roommate. The main level is a bright oasis with side windows facing the park offering views few other homes in the area have. To the front and rear, a deck is accessed via the eat in kitchen & pantry, with a covered deck sharing mountain vistas from the living room. A fireplace anchors this space & is respite on cold winter nights, while the deck is the place to linger on warm summer days. The 3 bedrooms on the top floor have 2 of equal size sharing a 4-piece bath & a master bedroom with ensuite & walk-in closet is spacious enough for a reading nook under bay windows. A fully fenced yard, A/C, a large driveway & immediate access to Quarry Lake & playground are rarities you will appreciate and love for years to come.

Built in 1998

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2241085    |
| Price          | \$1,289,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,292       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 833 Lawrence Grassi Ridge |
| Subdivision | Peaks of Grassi           |
| City        | Canmore                   |
| County      | Bighorn No. 8, M.D. of    |
| Province    | Alberta                   |
| Postal Code | T1W2Y7                    |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Heat Pump  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Private Yard, Rain Gutters, Storage                             |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks, Views, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 3               |
| Zoning         | DC-13-96        |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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