

**602 Larch Place  
Canmore, Alberta**

**MLS # A2187302**



## \$1,350,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Larch  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,663 sq.ft.   | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Few Tre |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas, Wood Stove                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Cork, Hardwood                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle, Metal                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Crawl Space, Partial                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Laminate Counters, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Hot Tub

Welcome to 602 Larch Place, nestled in the heart of Canmore's desirable Larch neighbourhood! This charming single-family home offers the perfect combination of modern upgrades, serene mountain living, and incredible potential for the future. Key Features: • 3 Bedrooms, 2 Bathrooms: With 1,663 sq. ft. of cozy, functional living space, this home is ideal for families or as a peaceful retreat. • Generous Lot: A 4,998 sq. ft. lot provides space for outdoor living, gardening, and taking in the beauty of the surrounding landscape. • Recent Updates: Enjoy the benefits of new triple-pane windows (2023) for energy efficiency, along with a new HVAC system and hot water tank (2024) to keep your home comfortable year-round. Endless Possibilities: • Embrace the charm of this property as it is, adding your own personal touches to make it uniquely yours. Prime Location: This home's unbeatable location offers easy access to some of Canmore's best amenities: • Walking distance to Canmore Collegiate High School and Lions Park, making it ideal for families. Enjoy cul-de-sac access to Canmore's trail system, leading to the Bow River, the Rec Centre, and more. • Close to the Canmore Golf and Curling Club for recreational fun and social connections. • A quick walk or bike ride to downtown Canmore, the Bow River, and nearby trails, ensuring endless outdoor adventures. • The nearby ROAM bus stop also enables for quick trips to Banff and the surrounding Bow Valley. Whether you're looking for a tranquil mountain retreat, a place to create your dream home, or a smart investment in a coveted neighbourhood, this property has it all. Don't miss this rare opportunity—schedule your private showing today and imagine the possibilities!