

**602 Larch Place
Canmore, Alberta**

MLS # A2187302



\$1,350,000

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

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	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!