

**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!