

# 7 LARCH CRESCENT

\$1,378,800



# Canmore Oasis Backing on to The Bow River Trail System



A rare find in quiet Larch, this four plus bedroom 2,006 sq ft home is a true Canmore oasis backing on to the Bow River trail system on a 6,000 sq ft lot. As you step in you are drawn up to the main level that includes an open living room, dining room and kitchen all with vaulted ceilings and hickory plank flooring. The kitchen enjoys upgraded stainless steel appliances, eating bar and lots of storage. Just off the dining room is access to the large deck and huge backyard with a perfect firepit for family and friends to gather around. Completing this level is the primary bedroom, two additional bedrooms and upgraded four piece bath. The lower level with large windows features a family room, bedroom, three piece bath, laundry, gear room and two flex rooms that could be used at your discretion for a home office, sauna, or whatever suites your family. Enjoy the mountain views in and out and treed tranquility of this stunning serene location walking distance to town.



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## HAWKER-BETTS REAL ESTATE TEAM



**BRAD HAWKER AND DREW BETTS**

ASSOCIATE BROKER  
REALTOR®

Rooms	4
Bathrooms	2
Total Space	2006 sq ft
Parking	Driveway
2023 Property Taxes	\$4,447.39

**CANMOREREALESTATE.COM**

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