

115 MORaine ROAD

\$1,349,820



Panoramic mountain vistas that capture the essence of Canmore mountain living



This two-storey 2,064 sqft home offers panoramic mountain vistas that capture the essence of Canmore mountain living. The main floor welcomes you with a spacious and bright living-dining area, leading to an open kitchen and family room complete with a cozy corner gas fireplace. Step outside onto the expansive deck and bask in the sunshine while enjoying the sweeping views from Grotto to Rundle Mountain. You may not find a better view of the Three Sisters. The upper level is a haven of tranquility, featuring a primary bedroom with a walk-in closet and a 4-piece ensuite, alongside two additional bedrooms and a full bath. The walkout lower level is a versatile space, boasting an extra bedroom, second laundry, a 3-piece bath, and a large family room and wet bar—ideal for a nanny suite or a shared living arrangement. Outside you have a great front patio, gardens, and an oversized single garage, perfect for all your mountain toys. Experience the allure of Canmore in this beautiful home.



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HAWKER-BETTS REAL ESTATE TEAM



BRAD HAWKER AND DREW BETTS

ASSOCIATE BROKER
REALTOR®

Bedrooms	4
Bathrooms	3
Total Space	2,064 sqft
Parking	Detached Garage
2023 Property Taxes	\$3,953.24



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