

**204 Grassi Place
Canmore, Alberta**

MLS # A2233062



\$2,595,000

Division:	Hospital Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,192 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)		
Inclusions:	na		

Tucked into a quiet cul-de-sac on Hospital Hill in Canmore, this warm and inviting 4-bedroom, 3-bath home offers over 2,900 sq ft of thoughtfully designed living space—perfect for multi-generational living and entertaining. The heart of the home is the main floor, featuring soaring wood-vaulted ceilings, a comfortable living room, and a gorgeous sunroom with wood-panelled vaulted ceilings and walls of windows, flooding the space with natural light. Overlooking a private greenspace and with access to the backyard, it's ideal for lounging, dining year-round, and effortlessly expanding your living area. The fully equipped kitchen includes a cozy breakfast nook. Two generously sized bedrooms, a full bath, and a spacious front deck complete this level. The entire second floor offers a huge primary bedroom retreat. Unwind in the spacious seating area, rejuvenate in the 3-piece ensuite, or enjoy your morning coffee on the private balcony with mountain views—your own tranquil escape. Downstairs, the fully finished walk-in suite is built for flexibility—it boasts a rec room, additional bedroom, full kitchen, laundry, and entry to the attached garage. With its separate entrance, this level could easily function as a private rental suite with strong income potential or comfortable accommodation for extended family. Outdoors, enjoy a low-maintenance landscaped backyard, complete privacy backing onto greenspace, and a unique studio or bunkhouse. Whether you're looking to settle into a full-time family home or enjoy weekend escapes with ancillary income potential, this property offers a unique combination of versatility, privacy, and a true connection to the mountain lifestyle. Set in one of Canmore's most desirable neighborhoods—walking distance to downtown shops, cafés, restaurants, and just steps

from the Nordic Centre and a surrounding wildlife corridor—this is a rare opportunity to own a home that balances tranquility with unbeatable convenience. Don’t miss the chance to make this retreat your own.