

# \$1,450,000 - 511 Larch Place, Canmore

MLS® #A2198180

**\$1,450,000**

4 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.14 Acres

Larch, Canmore, Alberta

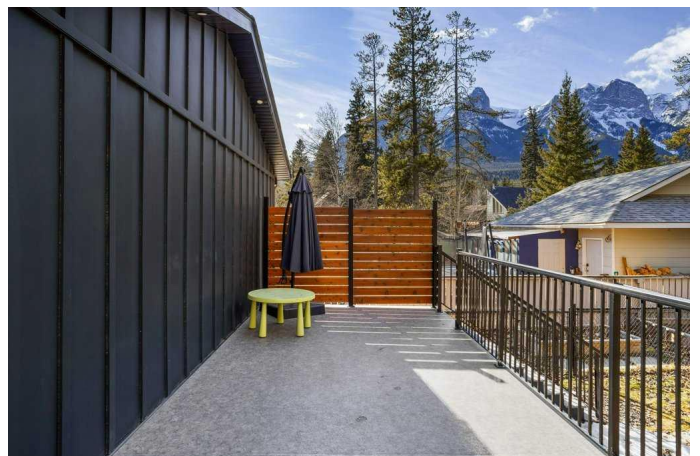
Nestled in one of the most sought-after family neighborhoods, this extensively renovated property offers a perfect blend of modern comfort and classic charm. With four spacious bedrooms and three well-appointed bathrooms, this home is designed to accommodate your family's needs with style and ease.

As you approach the house, you'll immediately appreciate the eye-catching curb appeal, featuring durable hardie board siding and a new roof installed in 2018. Step inside to discover beautifully refinished floors that flow throughout the main living areas, creating a warm and inviting atmosphere.

The heart of this home is the updated kitchen, which boasts contemporary finishes, ample storage, and modern appliances. Whether you're hosting family gatherings or enjoying a quiet evening in, this kitchen is sure to inspire your culinary adventures.

Natural light floods the living spaces thanks to the new windows, enhancing the home's bright and airy feel. The layout is perfect for family living, with a seamless flow from room to room.

Step outside onto the refinished Duradeck deck, where you can unwind or entertain while overlooking your expansive backyard. This deck not only provides a fantastic outdoor space but also features convenient storage



underneath, perfect for keeping your outdoor essentials organized.

Located on the largest lot in the cul-de-sac, this property offers plenty of space for children to play, pets to roam, and for you to create your outdoor oasis. Imagine summer barbecues, garden parties, or simply enjoying a peaceful evening under the stars in your own private retreat.

Don't miss the opportunity to own this beautifully renovated home in a family-friendly community. With its modern updates, generous living space, and exceptional location, this property is truly a gem waiting to be discovered. Schedule your showing today and start envisioning your life in this wonderful home!

This home is being sold "as-is, where-is" please see the disclosure statement in regard to this.

Built in 1980

**Essential Information**

MLS® #	A2198180
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,267
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	511 Larch Place
Subdivision	Larch
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1R9

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Granite Counters
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Washer
Heating	Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	58
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.