

# \$1,650,000 - 808 Lawrence Grassi Ridge, Canmore

MLS® #A2257796

**\$1,650,000**

3 Bedroom, 3.00 Bathroom, 1,691 sqft

Residential on 0.08 Acres

Peaks of Grassi, Canmore, Alberta

Lower Level Walkout Suite, Mountain Views & Sunshine!

Walkout lower level suite, incredible views and sunshine backing onto green space w/ 3

Decks! New: Front Door Blinds Back Door

Pantry Door Appliances, High Capacity

Washer and Dryer, Apartment Stove, Main

Kitchen Stove, Dishwasher and Fridge

(Plumbed for water dispenser) All faucets and

showers replaced with Moen Higher Quality

Refurbished Hardwood Flooring Painted

Interior of Entire House Updated Outlets and

Switches to Modern some with USB

Connections LED Lights dimmable throughout

with Night light mode, + Exterior Lights to

Motion Sensing High Efficiency Furnace Hot

Water on Demand Refurbished Steam

Replanted front garden.

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257796    |
| Price          | \$1,650,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,691       |
| Acres          | 0.08        |
| Year Built     | 1997        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 808 Lawrence Grassi Ridge |
| Subdivision | Peaks of Grassi           |
| City        | Canmore                   |
| County      | Bighorn No. 8, M.D. of    |
| Province    | Alberta                   |
| Postal Code | T1W 2Y6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island                                                                                     |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Wood Burning                                                                                                      |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full, Suite                                                                                             |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
|-------------|----------------------|

|                |    |
|----------------|----|
| Days on Market | 2  |
| Zoning         | 12 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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