

**965 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2283866



\$1,999,000

Division:	Quarry Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	898 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	Fridge, Stove, Washer, Dryer in Suite; Solar Panels (battery-ready)		

This mountain home is all about the dramatic views, light and connection to nature; with 2871 sq ft of living space on three distinct levels. Set high on the knoll in Quarry Pines, it has been designed to embrace sweeping valley views with an impressive wall of windows at both the front and rear of the home, all framed by emerald forests. The interior living spaces flood with natural light in all seasons. The presence of the mountains and landscape are thoughtfully featured in every room. A sprawling front deck creates an inviting outdoor living space—;infrared heaters allow you to enjoy it well beyond summer. Inside, the layout considers both comfort and versatility. A self-contained, walkout, legal suite works beautifully for guests or can be used for added income. Recent upgrades provide peace of mind, including Class A fire-rated shingles (2024), a new high efficiency furnace and dual 50-gallon hot water tanks (2025), an updated main full bathroom (2023) and all new appliances. Battery-ready solar panels (2024) help to offset utility costs. Space for a future elevator shaft is integrated into the design, offering future convenience and accessibility. Locals love Quarry Pines for its quiet, tucked-away feel, just steps from Quarry Lake, a large off-leash park, with easy access to the Nordic Centre, hiking and biking trails, and all the K-Country adventures beyond. A special home in a special setting—;this is mountain living that just feels right. Come see the light dance across the mountain tops.