

**965 Lawrence Grassi Ridge
Canmore, Alberta**

MLS # A2283866



\$1,999,000

Division:	Quarry Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,188 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)

Come home to over 2800 sq ft of dramatic views, huge windows, and natural light. Three full levels including a fully self-contained legal suite provides utmost flexibility. Use the suite for guests, or rent it long term to a local resident for potential Livability Tax exemption. Designed to embrace sweeping mountain views, with an impressive wall of windows both front and back. A sprawling front deck creates an inviting outdoor living space— infrared heaters allow you to enjoy it well beyond summer. You’ll find space for all your mountain toys in the tandem double GEAR-age. 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.