# \$1,795,000 - 908 Larch Place, Canmore

MLS® #A2250248

### \$1,795,000

5 Bedroom, 3.00 Bathroom, 2,148 sqft Residential on 0.16 Acres

Larch, Canmore, Alberta

Welcome to 908 Larch Place, a property that captures the best of Canmore livingâ€"peaceful, private, and immersed in nature, yet close to everything the town has to offer. Tucked away at the very edge of town in the established Larch neighbourhood, this home enjoys a rare setting where mature trees, walking trails, and mountain views surround you, while golf, the Nordic Centre, and provincial parks are all just minutes from your door. Whether you're walking, biking, or heading out for a weekend adventure, the location delivers unmatched access to the Bow Valley lifestyle.

Built in the 1980s and thoughtfully maintained, the home offers 2,148 square feet of living space spread across a flexible and functional layout. Inside you'II find five bedrooms and two and a half bathrooms, giving plenty of room for family, guests, or tenants. A defining feature of the property is its versatility: the lower level includes a separate entrance, offering excellent potential for rental income or extended family accommodation. Two furnaces service the upper and lower levels independently, ensuring comfort and efficiency throughout the seasons.

The main floor is anchored by a welcoming living room where a classic stone fireplace creates a warm focal point. Large windows invite natural light and bring the surrounding forest indoors, while a deck off the main living







space provides a private spot to relax and enjoy your treed setting. The layout reflects its 1980s origins, with finishes and design ready for a modern updateâ€"an appealing prospect for those looking to put their own style into the home.

Outside, the property continues to impress. A long gravel driveway offers ample parking for four vehicles or even an RV, a rare convenience in Canmore. The lot's position on a quiet cul-de-sac enhances the sense of privacy, making it feel like a retreat while still being part of a connected community. With walking and biking paths right at your doorstep and quick access to downtown Canmore, Elevation Place, and local schools, you'II find a balance here between natural seclusion and everyday convenience.

For families, 908 Larch Place provides the space and setting to grow and thrive. For investors, the separate upper & Lower level offers entrances and flexible layout offer a revenue-generating opportunity in one of Canmore's most sought-after neighbourhoods. And for renovators, the solid structure and prime location make this a canvas ready for transformation into a modern mountain retreat.

908 Larch Place isn't just a homeâ€"it's a chance to live surrounded by the beauty of the Bow Valley while staying connected to everything that makes Canmore such a vibrant and desirable community.

Built in 1980

#### **Essential Information**

MLS® # A2250248 Price \$1,795,000 Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,148

Acres 0.16

Year Built 1980

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 908 Larch Place

Subdivision Larch

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W1S5

#### **Amenities**

Parking Spaces 5

Parking Driveway, Garage Faces Rear, Gravel Driveway, Single Garage

Attached

# of Garages 1

Waterfront River Access

## Interior

Interior Features Laminate Counters, Ceiling Fan(s)

Appliances Dishwasher, Refrigerator, Window Coverings, Electric Range,

Microwave, Washer/Dryer

Heating Natural Gas, Central, Zoned

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mixed, Stone, Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Backs on to Park/Green Space,

Cul-De-Sac, No Neighbours Behind, Native Plants, Private, Secluded,

Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding Foundation Other, Poured Concrete, See Remarks

#### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 69 Zoning R1

## **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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