

# \$1,650,000 - 77 Grotto Road, Harvie Heights

MLS® #A2206954

**\$1,650,000**

2 Bedroom, 1.00 Bathroom, 953 sqft

Residential on 0.36 Acres

NONE, Harvie Heights, Alberta

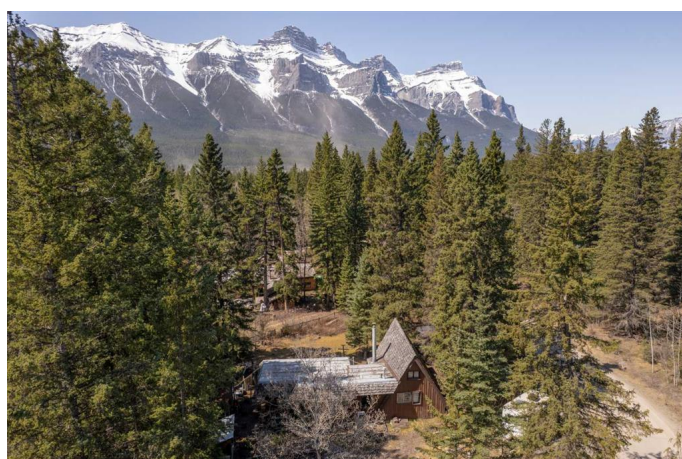
Welcome to a truly unique opportunity to own a stunning piece of the Rockies in the sought-after community of Harvie Heights. Nestled between Canmore and Banff, this rare, oversized corner lot offers the perfect blend of tranquility and accessibility - your gateway to adventure and breathtaking views. Wake up each morning to panoramic mountain vistas, breathe in the crisp alpine air, and enjoy the peace of a quiet, low-density community with no tourist crowds - just pure Rocky Mountain serenity. With direct access to hiking and biking trails, world-class skiing, a 5 minute drive to Banff National Park Gates, and all amenities needed just minutes away in Canmore, this location is truly an outdoor enthusiast's dream. Plus, you will have access to the Community Hall, outdoor skating rink, tennis court, and playground. This is your chance to build the mountain retreat you've always envisioned - a modern escape, a cozy cabin, or a full-time residence to soak in the best of the Bow Valley. Opportunities like this don't come up often! Harvie Heights is one of the few communities in the area left where zoning only allows single-family homes to be built. Your mountain escape awaits in one of Alberta's best kept secrets!

Built in 1958

## Essential Information

MLS® #

A2206954



Price	\$1,650,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	953
Acres	0.36
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

### Community Information

Address	77 Grotto Road
Subdivision	NONE
City	Harvie Heights
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W2

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Front Yard, Many Trees, Views
Roof	Cedar Shake, Rolled/Hot Mop
Construction	Wood Frame, Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	84
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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