

# \$1,899,999 - 77 Grotto Road, Harvie Heights

MLS® #A2206954

**\$1,899,999**

2 Bedroom, 1.00 Bathroom, 953 sqft  
Residential on 0.41 Acres

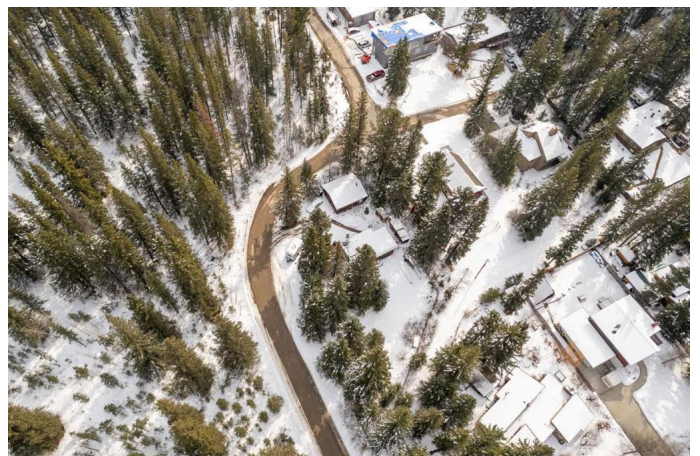
NONE, Harvie Heights, Alberta

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          | \$1,899,999   |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 953           |
| Acres          | 0.41          |
| 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          | Partial, Unfinished, Crawl Space  |

### 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 | 22              |
| Zoning         | R1              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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