



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**1172 Wilson Way  
Canmore, Alberta**

**MLS # A2183287**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Irregular		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Floor Model Air Conditioner		

Designed by Russell and Russel Design Studios! Discover your mountain sanctuary in this stunning 2-bedroom (potentially 3!), 3-bathroom home nestled just off 3 Sisters Parkway in beautiful Canmore. With panoramic forest and mountain views from every level, this property is a perfect blend of modern comfort and outdoor charm. As you enter the main floor, vaulted ceilings and an abundance of natural light create a warm and airy atmosphere. The open-concept living area features a cozy gas fireplace perfect for relaxing after a day outdoors. Large windows frame incredible forest views, and the balcony offers a tranquil spot for morning coffee while immersed in nature. The kitchen is appointed with stainless steel appliances, warm wood cabinetry, a breakfast bar, and ample counter space. The upper-level primary suite offers privacy and relaxation. Wake up to mountain views from your SW-facing private balcony, the perfect place to enjoy evening sunsets or stargazing. The adjoining 5-piece ensuite is like a spa, complete with a luxurious jetted tub, elegant tilework, and thoughtful design that invites you to unwind in style. A loft area overlooking the living room adds incredible versatility &ndash; an ideal home office, library, or creative space, filled with light and inspiration. The fully finished walkout basement adds another level of flexible living. Featuring heated floors, the basement includes a reimagined bedroom space that was originally designed as 2 separate rooms &ndash; each with its own above-ground window and walkout access to a covered deck, where the forested surroundings create a private and peaceful escape for gatherings or quiet afternoons in the fresh mountain air. &ndash; the space has been thoughtfully reconfigured into one larger bedroom. This design offers you the unique option to reimagine the space to suit your needs: keep it as a spacious

bedroom or easily convert it back into two smaller bedrooms for additional functionality. A den completes the lower level, providing the perfect space for entertaining, movie nights, or hosting guests. Positioned in a prime location, this home is surrounded by hiking trails, parks, and playgrounds, with Canmore's renowned outdoor amenities a short drive away. Whether you're exploring nature, spending time with family, or simply enjoying the warmth and beauty of this thoughtfully designed home, the lifestyle opportunities are endless. This exceptional property offers flexibility, comfort, and the best of mountain living. Don't miss your chance to experience it for yourself — schedule your private showing today!