



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

**780-933-9938**  
 pelchatsold@gmail.com

**1 Pinewood Crescent  
 Canmore, Alberta**

**MLS # A2199309**



**\$1,679,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Storage, Tankless Hot Water		

**Inclusions:** Washer, Dryer, Gas Range, /Oven, Dishwasher, Garage Door Opener

Welcome to this beautifully built and thoughtfully renovated 3-bedroom, 2-bathroom split-level home, perfectly nestled on a spacious corner lot in one of Canmore's most sought-after neighborhoods. Featuring an open-concept main floor with a cozy wood-burning stove and breathtaking mountain views, this home is designed for warmth and comfort. The large primary suite boasts a luxurious 4-piece ensuite, while the finished basement provides extra space for relaxation or entertaining. Outside, enjoy the stunning Three Sisters backdrop from the expansive deck or unwind around the private firepit in the tree-lined yard. The insulated single garage and driveway provide ample parking for you and your guests. With walking trails, world-class dining, cafes, golf, and more just steps away, this home is perfect for both full-time living and weekend getaways. This gem won't last long.