



GRASSROOTS
REALTY GROUP

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**913 Wilson Way
Canmore, Alberta**

MLS # A2215821



\$1,275,000

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,237 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: All indoor/outdoor furniture, appliances, and unattached chattel is negotiable.

Welcome to your dream mountain retreat in Canmore's coveted Peaks of Grassi neighborhood. This beautifully maintained 4-bedroom, 2.5-bathroom detached home is ideally positioned on a quiet street and offers a perfect balance of forest serenity and panoramic mountain views. Step inside to discover a bright, northeast-facing layout designed for comfort and functionality. The separation of kitchen and living rooms is ideal for families and entertainers alike, while large windows flood the home with natural light and showcase breathtaking views of the Bow Valley and surrounding peaks from the front-facing deck. The heart of the home extends out back, where a private forest-backed yard invites you to unwind in the sunshine. Whether enjoying your morning coffee on the front patio or hosting evening gatherings on the sunny back deck, the outdoor sitting areas offer a peaceful retreat. Additional features include an attached garage, ideal for storing your mountain gear, and a generous primary suite with an incredible view into the valley. Live minutes from trailheads, Quarry Lake, and Canmore's vibrant downtown, all while enjoying the quiet charm and community spirit of one of Canmore's most loved neighborhoods.