



GRASSROOTS
REALTY GROUP

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**530 Grotto Road
Canmore, Alberta**

MLS # A2220101



\$1,967,000

Division:	Avens/Canyon Close		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,027 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1A Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Track Lighting		
Inclusions:	N/A		

Welcome to this exceptional 5-bedroom, 4-bathroom home offering over 3,000 sq. ft. of beautifully finished living space in one of Canmore's most established and family-friendly neighborhoods. Perfectly positioned on a rare, pie-shaped lot backing directly onto the tranquil banks of Cougar Creek, this property offers a unique blend of privacy, nature, and unobstructed views of the Rocky Mountains that must be seen to be fully appreciated. From the moment you arrive, the home impresses with its charming curb appeal, newer roof, and mature landscaping that blends seamlessly into the natural surroundings. Step inside to discover an expansive and thoughtfully designed interior, featuring a bright open-concept main floor with newer hardwood flooring, soaring ceilings, and expansive windows that perfectly frame panoramic views stretching from the rugged cliffs of the Rundle Range to the distant peaks of Cascade Mountain. The main living area is the heart of the home, centered around a cozy gas fireplace—ideal for relaxing after a day of exploring the nearby trails. The adjoining dining area flows effortlessly into the updated kitchen, where newer cabinets provide both style and functionality. Whether you're preparing dinner for family or entertaining friends, this space is designed to impress. Upstairs, the primary suite offers a private retreat with awe-inspiring mountain views right from your pillow, a spacious walk-in closet, and a spa-inspired ensuite complete with a deep soaking tub and separate shower. Three more bedrooms and a full bathroom complete the upper level, providing plenty of space for a growing family or guests. The fully finished basement expands the living options even further with a large rec room perfect for movie nights, a home gym, or a play area, along with a fourth full bathroom and a generously sized bedroom ideal for guests or

teenagers seeking their own space. Outside, the backyard is a true mountain sanctuary. Step onto the newer composite deck and enjoy your morning coffee as you overlook Cougar Creek, and the tranquil mountain views. The beautifully landscaped yard is both picturesque and functional, perfect for summer gatherings, quiet moments of reflection, or letting kids and pets play freely. With direct access to the trail system, you can easily connect to Canmore's extensive network of hiking and biking paths right from your backyard. Located within walking distance to schools, parks, and playgrounds, and just minutes from downtown Canmore, this neighborhood offers the best of small-town charm and alpine adventure. Whether you're heading out for a day on the ski slopes or enjoying the vibrant shops, restaurants, and community events that Canmore has to offer, this location provides the perfect balance of nature and convenience. Additional highlights include a double attached garage, newer roof, and smart upgrades throughout. With its stunning lot, mountain views, and turn-key condition, this is more than a home - it's a lifestyle.