



GRASSROOTS
REALTY GROUP

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**254 Grizzly Crescent
Canmore, Alberta**

MLS # A2220345



\$1,799,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,408 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Other, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, See Remarks, Wood	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Separate Entrance

Inclusions: n/a

Nestled on the sought-after sunny side of Canmore, where the light lingers longer and the mountain views stretch endlessly, this exceptional mountain home combines sophisticated charm with contemporary upgrades. Backing directly into a naturally treed space with trails that lead into town, all while being bathed in natural light throughout the day, this property is a rare fusion of elegance, space, and privacy. Spanning over 3,100 square feet, this 5 bedroom, 4.5-bathroom home is an expansive retreat designed for both grand entertaining and peaceful solitude. The main living area boasts vaulted ceilings, dramatic floor-to-ceiling windows, and a wood-burning fireplace—perfect for cozy winter evenings. The architectural design floods the space with natural light while framing the majestic landscape like living art. The stylized kitchen with exposed beams, is a dream for entertainers and home chefs alike, offering quartz countertops, built-in appliances, a separate dining area, and an oversized island designed for those dinner gatherings that go on late into the night. Every detail speaks of thoughtful luxury and timeless style. The main-level primary retreat is a private haven with its own secluded deck. Upstairs, two additional bedrooms, two full bathrooms, and a must see grand family room. You will love how its panoramic views create a bright and versatile living space for family or guests. Step outside to a beautifully landscaped backyard oasis featuring a generous stone patio, built-in grill, and a manicured lawn that backs onto a quiet treed area. With direct access to trails and all-day sunshine, this outdoor space is perfect for entertaining or unwinding in nature. The lower level, with its own separate entrance, offers flexible living options—ideal for an in-law quarters, or even a private roommate quarters. Additional features include newer

shingles (2022) and exterior siding (2022), a spacious 2-car attached garage & cement driveway with parking for 5. All this in a location that combines tranquility with accessibility. This is more than a home—it's a refined mountain lifestyle in one of Canmore's most desirable settings. Call and book your viewing today!