



GRASSROOTS
REALTY GROUP

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**1160 Wilson Way
Canmore, Alberta**

MLS # A2228146



\$1,349,000

Division:	Quarry Pines		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,329 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Many Trees		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Spacious half duplex in Quarry Pines with attached garage. Perched above the valley this three bedroom half-duplex boasts sweeping mountain views and is surrounded by lush green space. The upper level features a generous primary bedroom with an ensuite bathroom complete with a jetted tub. A versatile loft space—ideal for a home office or recreational area—opens onto a private deck. The main floor showcases an open-concept design that combines the kitchen, dining and living areas under soaring vaulted ceilings, complemented by alpine-inspired architecture. Hardwood floors, a fireplace, and spacious deck make this level perfect for relaxing or entertaining. Downstairs, you’ll find two additional bedrooms with direct access to a walk-out patio, a four-piece bathroom, and a large laundry room offering ample storage for all your mountain gear. Additional highlights include in-slab heating on the lower level and a double car garage. Whether you're looking for a full-time residence or a weekend retreat, this home has it all.