



GRASSROOTS
REALTY GROUP

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**1140 Wilson Way
Canmore, Alberta**

MLS # A2248272



\$1,594,900

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|------------------|--|---------------|-------------------|
| Division: | Quarry Pines | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,843 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap | | |

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|--------------------|--|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Closet Organizers, Jetted Tub, Open Floorplan | | |

Inclusions: N/A

A Peaceful Retreat Surrounded by Nature. Nestled on one of Canmore's quietest streets, this 3-bed, 4-bath half-duplex blends tranquility, beauty, and convenience in one exceptional package. Perfectly placed with a wildlife corridor in front and a lush forest behind, nature embraces you from every angle. Every window tells a story—framing majestic peaks, serene evergreens, and the ever-changing mountain light. Just a short stroll brings you to Quarry Lake's glassy waters, the world-class Nordic Centre trails, the Bow River's gentle flow, and the vibrant energy of downtown Canmore. It's a location that offers both peaceful seclusion and easy access to the Bow Valley's best adventures. The main living space is nothing short of breathtaking. Soaring 25-foot windows flood the open-concept kitchen, dining, and living area with light, drawing your eyes to the mountains and forest beyond. Whether you're sipping morning coffee at the breakfast bar, hosting dinner beneath the rustic antler chandelier, or curling up by the stone fireplace, the outdoors is always part of the experience. Step onto the back deck to breathe in the alpine air and listen to the quiet rustle of leaves—your own private piece of the Rockies. Upstairs, the primary suite feels like a sanctuary. Vaulted ceilings and an additional sitting area are surrounded by south-facing mountain views, allowing you to wake up to an inspiring panorama each morning. A spacious private deck extends the living space outdoors, while the 4-piece ensuite offers a jetted tub for end-of-day relaxation and a generous walk-in closet. This level also includes another full 4-piece bathroom, ideal for the adjoining loft/bedroom. The loft itself would be perfect for a Murphy bed—creating a flexible space for guests, a home office, or a quiet reading nook. The lower

walk-out level is equally impressive, with 9-foot ceilings and in-slab heating for maximum comfort year-round. A large rec room with a cozy gas stove offers enough space to add a 4th bedroom if desired, while still maintaining a generous family area. This level also features a third bedroom with a full bath, walk-out access to a firepit area, and abundant storage. A heated double garage, beautifully maintained gardens, and pride of ownership throughout showcase the quality of this very well-constructed home—built with thoughtful design choices to maximize light, comfort, and connection to its natural surroundings. Whether as a full-time residence or a cherished mountain getaway, this is a place where every detail supports the Bow Valley lifestyle.