



GRASSROOTS
REALTY GROUP

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183 McNeill
Canmore, Alberta

MLS # A2248537



\$2,279,900

Division:	Homesteads		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.21 Acre		
Lot Feat:	Environmental Reserve, Irregular Lot, Low Maintenance Landscape, Many Tre		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	See attached Schedule A		

Located on a sunny, private 9,160 sq ft corner lot in one of Canmore's most sought-after neighbourhoods, 183 McNeill combines timeless charm with modern luxury. This 3,130 sq ft home, originally built in 1995 and meticulously maintained by just two owners, underwent a complete, high-quality renovation in 2019. The main level showcases an open-concept layout anchored by a chef's kitchen with a butler's pantry, a stunning stone fireplace wall, and bright living and dining spaces that connect seamlessly to the landscaped yard with breathtaking mountain views. Upstairs, the spacious primary suite includes a cozy den with fireplace, a spa-inspired ensuite, and abundant natural light. Two additional bedrooms and a full bath complete this level. The lower level is ideal for entertaining, with a custom wine room featuring two large coolers, a tasting table, and a dry bar, alongside a flexible space perfect for a gym, games room, or home office. Set within walking distance of Main Street yet tucked away for privacy, this property offers the perfect balance of convenience and seclusion. Impeccably cared for, thoughtfully upgraded, and move-in ready, 183 McNeill is a rare opportunity to own a truly turnkey executive home in one of Canmore's top locations.