



**GRASSROOTS**  
REALTY GROUP

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**11 Mt McGillivray Drive  
Exshaw, Alberta**

**MLS # A2248657**



**\$999,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street,		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Gazebo		

Welcome to your mountain retreat in the heart of the Bow Valley! This spacious 5-bedroom, 3-bathroom home is designed for both family living and entertaining, offering comfort, functionality, and breathtaking views in every direction. Recently renovated, the property features beautiful hardwood flooring throughout, a modernized open-concept kitchen and dining area with new countertops and backsplash, and oversized bay windows that flood the home with natural light while showcasing panoramic mountain scenery. With two generous living spaces—a bright front living room and a cozy family room—there's room for everyone to spread out or come together. The primary bedroom includes a walk-in closet and private ensuite, while the additional bedrooms are perfectly suited for children, guests, or a home office setup. Car enthusiasts, hobbyists, or anyone needing extra storage will appreciate the oversized double garage, recently upgraded with epoxy flooring, built-in storage, and a workbench. Storage doesn't stop there—this property includes an outdoor shed and an abundance of space both inside and out, so everything has its place. Step outside to discover an expansive backyard oasis, ideal for kids, pets, or simply soaking up the mountain air. A raised deck with gazebo sets the stage for summer barbecues and quiet evenings under the stars. The yard is large enough to host gardens, play areas, or even just plenty of room to roam. Set in a friendly neighborhood just 10 minutes outside Canmore, this property offers small-town community charm with convenient access to all the amenities, recreation, and adventure the Bow Valley is known for. It's the kind of home that's hard to come by—move-in ready, thoughtfully updated, and brimming with potential for your family's next chapter. Whether

you’re raising kids, love to entertain, or simply want more breathing room in the mountains, this home truly checks all the boxes.