



GRASSROOTS
REALTY GROUP

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**3, 819 Wilson Way
Canmore, Alberta**

MLS # A2255405



\$899,000

Division:	Peaks of Grassi		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	957 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this updated 3-bedroom, 4-bathroom home in the coveted Peaks of Grassi neighbourhood of Canmore. Spanning three levels with 1445sqft of finished space, it offers comfort, function, and stunning mountain views. The top floor features two bedrooms and two bathrooms, including a serene primary retreat with ensuite. The main level boasts an open-concept kitchen, dining and living area with a cozy gas fireplace and convenient powder room. The lower level offers versatility with a walk-out family room that can easily double as a third bedroom, accompanied by yet another full bathroom. Enjoy the outdoors from two spacious patios, perfect for soaking in the breathtaking scenery. With two dedicated parking spots and easy access to trails, shops, and services, this property blends practicality with the mountain lifestyle you've been dreaming of.