



GRASSROOTS
REALTY GROUP

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**985 Wilson Way
Canmore, Alberta**

MLS # A2255475



\$1,239,999

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,247 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island		

Inclusions: N/A

Visit REALTOR® website for additional information. Welcome to this beautifully updated 1,247 sq. ft. family home in the highly sought-after Peaks neighborhood—an ideal setting for families looking for comfort, convenience, and natural beauty. Perfectly positioned backing onto mature woods and just minutes from Quarry Lake, this property combines peaceful surroundings with modern upgrades. Step inside to discover a bright and inviting main level, featuring new flooring on the main floor, a generous dining area, and a chef's kitchen with walk-in pantry that flows seamlessly into the living room. Gather around the gas fireplace, or step out to the oversized rear deck overlooking the forested reserve—perfect for barbecues, entertaining, or quiet evenings outdoors. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a 5-piece bathroom and a jetted tub. The fully developed lower level has been thoughtfully renovated, offering a cozy family room, an additional bathroom, and a convenient laundry area —ideal for teenagers, guests, or a private home office. With its new hot water tank, modern finishes, and unbeatable location in a family-friendly neighborhood, this home checks every box. Whether you're hosting, relaxing, or exploring the outdoors, this is a property you'll be proud to call home.