



**GRASSROOTS**  
REALTY GROUP

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12, 903 Wilson Way  
Canmore, Alberta

MLS # A2261570



**\$785,000**

Division:	Peaks of Grassi		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	575 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 576
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Skylight(s), Storage		

Inclusions: N/A

Visit REALTOR® website for additional information. Ideal as a full-time home for a small family or a picture-perfect weekend retreat, this two-level, two-bedroom, 1.5- bath townhome offers incredible value in one of Canmore's most sought after, lifestyle-oriented communities. As an end unit with no neighbours above or below, the home feels like your own private mountain chalet. Large windows frame both front and rear views, while vaulted ceilings create a bright, airy atmosphere upstairs. The open kitchen and dining area flow beautifully together, while the living room, with its soaring ceilings and cozy gas fireplace, provides the perfect place to gather. Step outside to either the front deck or rear patio and enjoy uninterrupted mountain vistas, with direct access to the Kananaskis Country wildlife corridor. Downstairs, in-slab heating ensures year-round comfort, keeping the two generously sized bedrooms warm in the winter, while the home's natural positioning helps maintain a cool retreat in the summer. Together, both levels offer 1,064 sq. ft. of thoughtfully designed living space. Practical perks include a convenient parking spot right at your doorstep. The location is second to none: enjoy a short walk to Quarry Lake Park and take advantage of close proximity to the Canmore Nordic Centre. Beyond your home, endless recreational opportunities await, from hiking and biking to skiing and exploring. With quick connectivity to Calgary via the Parkway, you'll have the best of both worlds at your fingertips.