



GRASSROOTS
REALTY GROUP

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**3, 36 Windridge Road
Exshaw, Alberta**

MLS # A2262595



\$759,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,311 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2nd Fridge in Basement

Welcome to this bright and beautifully designed end-unit townhouse offering over 1,900 sq ft of versatile living space in one of Canmore's most family-friendly suburb communities called Exshaw. Backing onto nature and steps from scenic trails, parks, and schools, this 3-level home is the perfect blend of comfort, style, and value. The main floor features a sun-filled open living room, ideal for both everyday living and entertaining. The main floor also has a very convenient 2 pc bath right off the living room. Enjoy stunning mountain views, large windows, and a charming kitchen that flows seamlessly into the warm dining area. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms, including a bright primary suite. The fully developed lower level offers a private space ideal for a roommate, guest suite, or use as the family theatre or rec-room. The lower level also has its own full bathroom, and numerous other creative options. With 4 bathrooms in total, there's room for everyone. Outside, the fully fenced backyard provides a peaceful retreat with room to relax or play, and the attached single garage adds everyday convenience. With direct access to nature, schools, and amenities, this home offers exceptional livability and value. Call to book a viewing today!