



**1073 Wilson Way  
Canmore, Alberta**

**MLS # A2265573**



**\$1,399,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Conservation, Pie Shaped Lot	

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In		
<b>Inclusions:</b>	none known		

This Half Duplex features 3 bedroom above ground and has a spacious open floor plan through the main floor. The large windows offer wonderful views to capitalize on the location. There is a large deck above the garage and a second deck on the rear of the house backing onto the natural habitat. Throughout the home you will find exceptional building materials which are showcased with Pine cabinets, trim, casing and maple hardwood flooring through the kitchen & dining area, log railings. There are 3 full and one half bathrooms through out the home and the basement is featured with in floor heat and a large rec room to accommodate the growing family. This home is wonderful condition for its age and is in move in condition.