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1073 Wilson Way Canmore, Alberta

Inclusions:

none known

MLS # A2265573



\$1,399,000

Division:	NONE			
Type:	Residential/Duplex			
Style:	2 Storey, Attached-Side by Side			
Size:	1,612 sq.ft.	Age:	2002 (23 yrs old)	
Beds:	3	Baths:	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.07 Acre			
Lot Feat:	Conservation, Pie Shaped Lot			

In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Carpet, Ceramic Tile, Hardwood	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Finished, Full	LLD:	-
Concrete, Stone, Wood Frame, Wood Siding	Zoning:	R2A
Poured Concrete	Utilities:	-
Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilin	gs, No Animal Home, No Sn	noking Home, Vaulted Ceiling(s), Walk-In
	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Finished, Full Concrete, Stone, Wood Frame, Wood Siding Poured Concrete	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Finished, Full Concrete, Stone, Wood Frame, Wood Siding Sewer: LLD: Zoning:

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.