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303 Pioneer Road Canmore, Alberta

MLS # A2268124



\$1,299,000

Division:	Cougar Creek			
Type:	Residential/House			
Style:	4 Level Split			
Size:	998 sq.ft.	Age:	1990 (35 yrs old)	
Beds:	4	Baths:	2	
Garage:	Parking Pad			
Lot Size:	0.13 Acre			
Lot Feat:	Backs on to Park/Green Space, Landscaped			

Heating: Water: Forced Air Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Wood Siding R1 Foundation: Wood **Utilities:**

Features: See Remarks

Inclusions: N/A

Sunny single family home with mountain views and fenced yard. Welcome to this bright and spacious single-family home perfectly positioned on the sunny side of the valley. Featuring a functional split-level design, this property offers four bedrooms and many ways to make it your own. Step through the inviting front patio into an open-concept main level with hardwood flooring throughout. The kitchen, dining, and living areas flow seamlessly together — ideal for family living and entertaining. Upstairs, you'Il find two comfortable bedrooms and a full bathroom. The lower level provides more living space, including a rec room, two additional bedrooms, a full bathroom, and a generous storage room. The back deck along with a large fenced backyard make this home practical and inviting. Located in a sought-after, family-friendly neighbourhood, just steps from Elizabeth Rummel School and moments from Canmore's extensive trail network for hiking and biking adventures.