



**GRASSROOTS**  
REALTY GROUP

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**303 Pioneer Road  
Canmore, Alberta**

**MLS # A2268124**



**\$1,249,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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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’ll 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.