



**GRASSROOTS**  
REALTY GROUP

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**317 Pioneer Road  
Canmore, Alberta**

**MLS # A2269334**



**\$1,485,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Creek                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 3 Level Split                                                          |               |                   |
| <b>Size:</b>     | 1,340 sq.ft.                                                           | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached                                                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, V |               |                   |

|                    |                                                |                   |    |
|--------------------|------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Linoleum, Tile                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Open Floorplan, See Remarks |                   |    |

**Inclusions:** N/A

Spacious single family home with garage and back yard. Nestled on the sunny side of the valley, this thoughtfully designed split-level property offers four bedrooms and generous space for a growing family. Vaulted ceilings and abundant natural light create a bright, welcoming atmosphere. The open layout flows seamlessly from the main living area through the kitchen and French doors into a cozy family room with access to the back deck. Just a few steps up, you'll find three bedrooms and a full bathroom, each with stunning views from every window. The large finished basement provides additional living space with a recreation room, an extra bedroom, a full bathroom and a spacious storage area. An attached two-car garage and beautifully fenced yard make this the perfect home for family living and entertaining guests. Located in a desirable, family-friendly neighbourhood, just steps from Elizabeth Rummel School and close to numerous hiking and biking trails.