



**GRASSROOTS**  
REALTY GROUP

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**18 Fortress Mountain Way  
Exshaw, Alberta**

**MLS # A2273051**



**\$998,000**

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,300 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Garage		
Lot Size:	0.34 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Single family home in Exshaw on a triple wide lot. Welcome to this exceptional single family home in the heart of Exshaw - an opportunity that truly stands out. Set on an expansive 15,000 sq ft triple lot, this split-level residence features four bedrooms, three bathrooms and ample space for a growing family. The property includes an attached double garage as well as a detached garage, perfect for RV storage, a workshop or additional parking - offering endless flexibility to suit your lifestyle. What makes this home truly remarkable is its unbeatable location. The home borders onto a community playground perfect for children to spend time outside. Surrounded by majestic mountain views and just 15 minutes from Canmore, you'll enjoy the peaceful charm of small-town living with quick access to all nearby amenities. From cycling and mountain biking to skiing, fishing and hiking, adventure awaits in every direction. Experience the best of mountain living right at your doorstep.