



GRASSROOTS
REALTY GROUP

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1, 1061 Evergreen Circle
Canmore, Alberta

MLS # A2276169



\$1,249,500

Division:	Rundlevue Ests		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Greenb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Quartz Counters, Recessed Lighting		

Inclusions: n/a

This is a rare opportunity to own a home that works equally well as a vacation retreat or a full time residence in the Whisky Jack complex. Positioned as an end corner unit, it offers a level of privacy, natural light, and mountain views that is rarely found in the community. Rundlevue is one of Canmore's most established and desirable neighbourhoods, originally created to house athletes during the 1988 Winter Olympics and to offer residents a dream location in the heart of the adventure landscape. Thoughtfully set apart from the highway and railway corridor, it is widely regarded as one of the quietest communities in town, with minimal noise pollution. Located at the base of the Canmore Nordic Centre and directly connected to the surrounding wilderness corridor, this home offers immediate access to some of the best hiking, biking, and running trails in the Bow Valley, along with direct access into Kananaskis Provincial Park and the Spray Lakes water reserve. All of this is enjoyed while still being just a scenic fifteen minute walk to downtown Canmore. The Whisky Jack complex is known for its distinctive Austrian alpine charm, an architectural style that feels both timeless and perfectly suited to the Bow Valley setting. Beyond the design, this is a strong and well established community where owners take pride in the neighborhood and its quiet, respectful atmosphere. The complex has recently completed a comprehensive upgrade including all new windows and doors, adding long term value, improved energy efficiency, and peace of mind for owners. The home has been tastefully renovated and is thoughtfully laid out across three levels. The upper floor features three bedrooms and two bathrooms, including a spacious primary suite with its own private patio and ensuite, creating a peaceful retreat surrounded by mountain views. The main level is the heart of the home,

offering a stunning great room layout that brings together the kitchen, dining, and living spaces. A cozy wood burning fireplace anchors the living area, while decks on both sides of the home create a seamless connection to the outdoors. Large windows wrap the space, filling it with natural light, spectacular mountain views, and a sense of privacy that is rarely found. A convenient half bath and pantry complete this level. The lower level provides excellent flexibility, serving as an ideal guest space or an illegal, non conforming suite that can help offset mortgage costs. This level includes a kitchen, living area, bedroom, and a three piece bathroom, making it well suited for extended family, guests, or additional income. Corner units in Whisky Jack rarely come to market, and this home stands out for its location, privacy, and connection to both wilderness and town. It is a unique opportunity to own a piece of Canmore's Olympic legacy in one of its most sought after communities.