



**11 Mt McGillivary Drive
Exshaw, Alberta**

MLS # A2276547



\$949,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,371 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Faces Front, Heated Ga		
Lot Size:	0.22 Acre		
Lot Feat:	Cleared, Few Trees, Garden, Gazebo, Interior Lot, Landscaped, Private		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Hardwood, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer,
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Gazebo		

Welcome to your mountain retreat in the heart of the Bow Valley. Located just 15 minutes from Canmore, this spacious and move-in-ready 5 bedroom, 3 bathroom home is thoughtfully designed for both family living and entertaining, offering an exceptional blend of comfort and functionality. Upon entry, you are greeted by beautiful hardwood flooring and a bright front living room filled with natural light offered by large bay windows. The upper level features a modern, open-concept kitchen renovated in 2025, seamlessly flowing into a formal dining area and a cozy breakfast nook—perfect for both everyday living and hosting guests. The primary bedroom offers a walk-in closet and private ensuite, while the additional bedrooms on this level are ideal for children, guests, or a home office. The fully developed lower level provides a warm and inviting family room complete with a gas fireplace, ideal for cozy winter evenings. Featuring two additional bedrooms and a full bathroom, all enhanced with in-floor heating for year-round comfort. Practicality and peace of mind are prioritized with a dual sump pump system—one located at the front of the basement and one at the rear—each operating on independent power and drainage, complete with battery backup and both primary and secondary pumps. Car enthusiasts and hobbyists will appreciate the oversized double garage, recently upgraded with epoxy flooring, built-in storage, and workbench. Lastly, step outside to an expansive, fully fenced, and private backyard—perfect for children and pets—featuring a raised deck with gazebo, ideal for summer barbecues and relaxing evenings under the stars. Situated in a family-friendly neighborhood, this home offers small-town charm with convenient access to the amenities, recreation, and outdoor lifestyle of the Bow Valley.