



**248 Lady Macdonald Drive
Canmore, Alberta**

MLS # A2293573



\$1,320,000

Division:	Avens/Canyon Close		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Reverse Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

BEAUTIFUL HOME IN THE AVENS! Welcome to this 4-bedroom, 2,000 sq ft home offering breathtaking mountain views and a bright, open-concept design. The main level features vaulted ceilings and hardwood floors, creating a warm and inviting living space perfect for both everyday living and entertaining. Enjoy your morning coffee or evening sunsets from the protected front balcony, perfectly positioned to capture the tremendous mountain views. The main floor includes two spacious bedrooms and a large bathroom with a separate shower, providing comfortable and functional living. The fully developed lower level offers two additional bedrooms, a 4-piece bathroom, a large family room, and a separate entrance, creating excellent flexibility for guests or extended family. Outside, you'll find a detached garage, large driveway, and a private backyard--ideal for relaxing or hosting gatherings. Additional updates include complete removal of Poly-B plumbing and a newer roof!