



**18 Pinewood Crescent  
Canmore, Alberta**

**MLS # A2296142**



**\$2,189,000**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood fan, Washer x2, Dryer x2, Blinds, Garage door opener, Wine fridge

Tucked into the heart of Canmore, this beautifully fully renovated 4-bedroom, 2-bath home offers a rare blend of privacy, walkability, and thoughtful design. Backing directly onto a peaceful treed reserve and creek, the setting feels quiet and secluded - yet you're just steps from cafes, shops, restaurants, and the town's extensive pathway network. Completely re-done in 2021, the home showcases warm, modern finishes throughout, including oak hardwood flooring, custom fir millwork, and vaulted ceilings. Large windows frame forest views and fill the home with natural light, while the open-concept layout creates an effortless flow for both everyday living and entertaining. The kitchen is designed with both style and function in mind, featuring quartz countertops, stainless steel appliances, a skylight, and a thoughtfully designed pantry with butcher block workspace. Just beyond, the dining and living areas offer inviting spaces to gather - complete with a wood-burning stove, feature wet bar, and seamless connection to the expansive outdoor deck. Step outside to your private backyard oasis - backing onto nature and designed for year-round enjoyment. With ample space for dining, lounging, and evenings around the fire, plus natural gas hookups and low-maintenance landscaping, it's the perfect extension of the home. Inside, the four bedrooms offer exceptional flexibility. Built-in Murphy beds allow for easy transformation between guest space, office, or family living, while the upper-level primary retreat features two walk-in closets and a beautifully appointed ensuite with a soaker tub. A private balcony off one of the upper bedrooms provides a quiet place to take in the surrounding forest views. Additional features include a heated concrete slab on the main level, a spacious mudroom with built-in storage, high-efficiency laundry, an oversized heated garage

with epoxy floors, and a backyard storage shed. With easy highway access and an unbeatable central location, this is a home that offers both convenience and a true connection to nature - designed to adapt to your lifestyle and elevate everyday living.