



GRASSROOTS
REALTY GROUP

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**308 Canyon Close
Canmore, Alberta**

MLS # A2152990



\$1,495,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Avens/Canyon Close | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,089 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Cork, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1A |
| Foundation: | Wood | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: N/A

Visit REALTOR® website for additional information. Discover tranquility and convenience in this stunning 2,100 sq ft single-family home in Canmore, nestled against the Canadian Rockies. With 4 bedrooms and 3 bathrooms, this residence offers spacious, open-concept living and sunny interiors. Located on a quiet cul-de-sac, it's close to a playground, trails, and bike paths, blending natural beauty with easy access to amenities. The entrance level features a large family room, two bedrooms, and an expansive deck, while the upper level includes a living and dining area with open ceilings, a kitchen, and a west-facing deck with mountain views, plus a master suite. Enjoy the blend of serenity and adventure in one of Canmore's most desirable locations.