



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

997 Wilson Way
Canmore, Alberta

MLS # A2296592



\$2,150,000

Division:	Peaks of Grassi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	Boiler, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Stone, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-24-10-W5
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	N/A		

Experience the pinnacle of mountain living on Wilson Way, a premier address tucked into the prestigious Peaks of Grassi. Perched directly at the base of Mount Lawrence Grassi and Ha Ling Peak, this location offers a true "mountain-hideaway" feel with the elevation to match. The lifestyle here is defined by unparalleled door-to-trail access; within seconds, you can be exploring the Highline and Powerline networks or heading to Quarry Lake and the Canmore Nordic Centre. Whether you're looking for rugged adventure or a peaceful retreat, this home perfectly balances high-altitude serenity with a quick, easy connection to the heart of Canmore. Welcome to 997 Wilson Way, a meticulously maintained, original-owner residence that blends mechanical integrity with an unbeatable mountain lifestyle. This isn't just a house; it's a fully cared-for sanctuary designed to maximize its high-altitude setting. Practically meets Luxury, A standout feature of this property is the fully legal suite, offering incredible flexibility for savvy buyers. Featuring its own dedicated separate entrance, this bright and well-appointed space allows for complete privacy, whether you're hosting long-term guests or generating high-demand rental income to effortlessly support your mortgage. Positioned on the ground level alongside the attached double-car garage with a heated floor the suite integrates seamlessly into the home's footprint while maintaining its own distinct identity. It's the perfect blend of financial opportunity and functional mountain living. The entire lower level has over 1100 sqft. Step across the foyer's locally sourced Rundle Stone and ascend to the main level, where the home's impressive scale and airy, open-concept layout are revealed. Spanning an expansive 1,585 square feet, the heart of this residence is an open-concept sanctuary.

Warm hardwood flooring flows seamlessly throughout, beautifully complemented by rich fir doors, fir trim, and custom alder cabinetry that lend the space a distinct, refined character. The dramatic mountain views feel close enough to touch through massive windows that flood the space with natural light. Whether you are unwinding by the crackling wood-burning fireplace or entertaining guests on the oversized outdoor deck, those iconic alpine views serve as a constant, breathtaking backdrop to your daily life. Step outside to find a meticulously crafted Rundle stone walkway and a spacious solid wood deck built for relaxation. Backing directly onto protected forest, this is a rare retreat of total privacy. With no neighbors behind you—just a lush canopy of trees—you have a front-row seat to the local wildlife that frequently wanders through this quiet corridor. Set on a generous 6,400-square-foot lot, this outdoor space offers a level of seclusion and natural beauty that is truly rare, making it the ultimate spot for both quiet reflection and effortless entertaining. With over 2,700 sq. ft. of meticulously maintained living space, you're home.