



931 Wilson Way  
Canmore, Alberta

MLS # A2303769



**\$1,279,000**

<b>Division:</b>	Peaks of Grassi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks		

**Inclusions:** lower level fridge, lower level stove

Bright and spacious home with garage and suite. Beautifully maintained and thoughtfully designed, this four bedroom, four bathroom home offers nearly 2,000 square feet of inviting, finished living space. Bathed in natural light, the open concept layout showcases stunning mountain views from every angle. The main level features hardwood flooring throughout, with a bright kitchen and dining area at the rear and a spacious living room at the front—both seamlessly extending onto generous decks, perfect for enjoying the surrounding alpine scenery. Just a few steps up, you’ll find three well appointed bedrooms and two full bathrooms conveniently situated on one level, an ideal setup for families. The lower level includes a private entrance, offering excellent flexibility as part of the main home or as a separate space for guests or rental potential. Completing the home is abundant storage, exceptional outdoor living space and an attached garage. Ideally situated near scenic hiking and biking trails and just moments from Quarry Lake.