



**260 Grizzly Crescent  
Canmore, Alberta**

**MLS # A2306249**



**\$2,099,000**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Treed, Triangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Open Floorplan, See Remarks, Separate Entrance, Storage		

**Inclusions:** n/a

Set on an expansive lot along a quiet crescent in sun-drenched Cougar Creek, 260 Grizzly Crescent offers a rare combination of space, privacy, and breathtaking views of the Three Sisters. Inside, the home blends modern mountain style with a bright, open-concept layout designed to maximize natural light. The main living area features warm hardwood flooring and flows seamlessly into a beautifully renovated kitchen, complete with updated finishes and thoughtful design for both everyday living and entertaining. Just off the kitchen, a large deck extends the living space outdoors perfect for taking in the surrounding mountain views. The home offers a functional and flexible layout, including a dedicated home office and a spacious primary suite with a renovated, spa-inspired ensuite. A standout feature is the private balcony off the primary bedroom your own quiet vantage point overlooking the Three Sisters. Additional updated bathrooms throughout the home add to the move-in-ready appeal. What truly sets this property apart is the outdoor space. The oversized lot creates a backyard that is a true gardener's dream, lush, private, and full of potential. A garden shed provides excellent storage for tools and gear, while the setting offers a peaceful retreat surrounded by nature. The lower level includes separate access, offering flexibility for guests, extended family, or future possibilities. Located just steps from schools, parks, and Canmore's extensive trail network, this property captures the essence of Bow Valley living. Complete with a double car garage and exceptional outdoor space, this is a rare opportunity to own a large-lot home in one of Canmore's most desirable neighbourhoods.