



GRASSROOTS
REALTY GROUP

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**22 Fortress Mountain Way
Exshaw, Alberta**

MLS # A2315530



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,654 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Driveway, Front Drive, Off Street, Oversized		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Garden, Gazebo, Landscaped, Lawn, Many Tr		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Other
Roof:	Metal
Basement:	Partial
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Storage

Water:	Well
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R1-S
Utilities:	-

Inclusions: The hot tub, sheds, gazebo and BBQ are included in "as is, where is" condition. The Seller makes no representations or warranties regarding condition or functionality of these items.

This single-family home in an established neighbourhood offers exceptional space, privacy, mountain views and potential. Nestled in mature greenery, the backyard feels like your own private nature retreat. The generous yard space with multiple garden areas can be enjoyed by the family green-thumb or from the comfort of your backyard gazebo. Featuring 6 bedrooms, 3.5 bathrooms and extensive living space, the home is well suited to families of all sizes or those seeking more space and privacy. Some may appreciate the renovation potential, with the opportunity to add value by developing undeveloped space, creating a legal suite (subject to approval), or exploring potential future lot subdivision. Exshaw's popular trail network continues to grow, while the close-knit, family-oriented community has the comfortable, small-town feel reminiscent of days past. At a fraction of Canmore pricing and only a 12-minute drive away, this home represents a rare opportunity in today's market.