



GRASSROOTS
REALTY GROUP

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**11 Fortress Mountain Way
Exshaw, Alberta**

MLS # A2320024



\$597,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate, Other

Roof: Asphalt Shingle

Basement: None

Exterior: Mixed

Foundation: Other

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Hot Tub and Shed

Welcome to 11 Fortress Mountain Way — a charming 2-bedroom bungalow situated on an expansive 6,000 sq. ft. fenced yard, offering the perfect blend of comfort, privacy, and outdoor space. Inside, you'll find two generously sized bedrooms and a functional layout designed for easy living. The bright and inviting living spaces create a warm atmosphere for everyday life or weekend retreats. Step outside to enjoy the fully fenced yard, ideal for entertaining, pets, gardening, or simply relaxing in your own private outdoor oasis. A standout feature of the property is the detached rec room, providing the perfect space for hosting guests, creating a games room, home gym, studio, or additional entertainment area. Whether you're looking for a full-time residence, investment opportunity, or mountain getaway, this unique property offers flexibility, space, and endless potential in a peaceful setting.