



GRASSROOTS
REALTY GROUP

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3, 809 Wilson Way
Canmore, Alberta

MLS # A2328041



\$910,000

Division:	Peaks of Grassi		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,116 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, On Street		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, Paved, Sloped Up, Views		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Concrete, Stone, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Closet Organizers, Open Floorplan, Vaulted Ceiling(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 460		
LLD:	-		
Zoning:	R4		
Utilities:	-		

Inclusions: N/A

Backing onto a forested green space and surrounded by an extensive trail network, this home is perfectly positioned to enjoy everything Peaks of Grassi has to offer. With schools, parks and downtown Canmore just minutes away, it's an ideal home for families, professionals and anyone looking to embrace life in the Bow Valley. The bright and functional main floor is designed for everyday living. Soaring vaulted ceilings and dramatic floor-to-ceiling windows fill the living room with natural light while showcasing the incredible mountain views. The open-concept kitchen, dining and living areas create an ideal gathering space for family and friends, while the stone-faced gas fireplace adds warmth and character throughout the seasons. Upstairs, the spacious primary bedroom features a walk-in closet and private ensuite, while a second bedroom completes the upper level. The fully developed lower level offers two additional bedrooms and a generous recreation room, providing flexible space for children, guests, a home office or hobbies. Whether you're looking for your first home in Canmore, more space for a growing family or a place to enjoy the Bow Valley year-round, this home is ready to welcome its next owners.