



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3, 823 Wilson Way
Canmore, Alberta

MLS # A2328464



\$879,000

Division:	Peaks of Grassi		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,047 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Landscaped, Views		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 300

LLD: -

Zoning: R4

Utilities: -

Inclusions: N/A

Fourplex footsteps to Quarry Lake with mountain views. Perfectly positioned at the front of the complex to capture breathtaking panoramic mountain views, this three level townhome offers a versatile floor plan designed for both full time living and weekend escapes. The main level features an open concept kitchen, dining and living area centered around a cozy fireplace. Expansive windows fill the space with natural light and frame the stunning alpine scenery, while the living room opens onto a private outdoor deck. A convenient powder room completes this level. Upstairs, the spacious primary suite offers a private ensuite, accompanied by a second generous bedroom and a full bathroom. The lower level provides exceptional flexibility, serving as a third bedroom, family room or private guest retreat, complete with its own full bathroom. Located in a well managed complex in a great neighbourhood, you'll enjoy easy access to an extensive trail network, Quarry Lake and the Canmore Nordic Centre.