



GRASSROOTS
REALTY GROUP

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**545 Grotto Road
Canmore, Alberta**

MLS # A2328882



\$1,549,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,407 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Fiberglass, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Pantry, Sauna, Walk-In Closet(s)		

Inclusions: Sauna, Hot Tub, Fire pit, Shed

Welcome to 545 Grotto Road, a beautifully maintained detached home in the heart of Cougar Creek, one of Canmore's most sought-after family neighbourhoods. From the moment you arrive, the stunning curb appeal with stone exterior sets this home apart. Inside, you'll find approximately 2,000 square feet of finished living space across three bedrooms, two full bathrooms, and two half baths, including a fully finished walkout basement. The main level features both ceramic tile and hardwood floors, granite countertops with an updated backsplash, a corner pantry, and a gas fireplace in the living room. Upstairs, the south-facing primary bedroom offers two walk-in closets and a four-piece ensuite, with two additional bedrooms and another full bath completing the upper level. The lower walkout level is cozy and functional, perfect for a family room, recreation or hobby room. The backyard is where this home really shines. South-facing on the sunny side of the valley, it overlooks the iconic Three Sisters with mature trees providing natural privacy on all sides. Step out from the walkout to a landscaped yard with a hot tub, fire pit area, rose bushes, perennial gardens, and a storage shed, everything you need to enjoy mountain living year-round. The roof is fiberglass shingle, installed in 2012 and rated for a 50-year lifespan, offering decades of worry-free ownership ahead. The home sits on a concrete foundation, has a central vacuum (2022), an electric convection stove (2024), updated flooring throughout, and a double attached garage. No pets, non-smoking, and maintained with genuine pride of ownership from top to bottom. Beyond the property, this is a neighbourhood built for families. There's a playground steps away, Elizabeth Rummel School nearby, and direct access to Canmore's trail network for hiking and biking right from your door. The Roam transit bus travels right out

front, making downtown Canmore an easy ride away, though it's close enough to walk on a nice day. You're minutes from shops, restaurants, and everything the Bow Valley has to offer, with the kind of mountain views most people only see on vacation. This is a home that's been genuinely cared for, in a location that's hard to beat. Book a showing today.