



GRASSROOTS
REALTY GROUP

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522 Grotto Road
Canmore, Alberta

MLS # A2333200



\$1,437,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, No Back		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Marble, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sauna, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Opportunities like this are exceptionally rare in Canmore. Backing directly onto Cougar Creek with breathtaking mountain views and a large, private backyard, this lovingly maintained 3-bedroom, 2.5-bath home offers an exceptional combination of privacy, and natural beauty in one of Canmore's most desirable settings. Designed for comfortable family living, the bright and functional floor plan is filled with natural light from expansive windows that frame the surrounding mountain landscape. The inviting living room is centred around a cozy fireplace, while a separate flex room with French doors provides the perfect space for a home office, reading room, or playroom. The kitchen overlooks the peaceful backyard and opens onto a beautifully renovated deck with glass railings, creating the perfect setting for morning coffee, summer barbecues, or simply relaxing. The upper level is thoughtfully designed with a spacious primary retreat featuring a private balcony, walk-in closet, and convenient two-piece ensuite. A second generous bedroom and a full four-piece bathroom complete the upper floor. The walk-out lower level adds exceptional flexibility with a third bedroom, a three-piece bathroom, a welcoming family room, a built-in sauna, laundry area, and direct access to the backyard and Cougar Creek. Lovingly cared for over the years, this home is move-in ready while offering an exciting opportunity to personalize the interior and create your own mountain retreat. Complete with a large single attached garage and located in one of Canmore's most sought-after neighbourhoods, this is a rare opportunity to own a home where the setting is every bit as remarkable as the home itself.