



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 827 Wilson Way
Canmore, Alberta

MLS # A2344761



\$824,500

Division:	Peaks of Grassi		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,042 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Set against the forest in Peaks of Grassi, 327 Wilson Way #2 offers a rare combination in Canmore: a quiet, natural setting with trails at your doorstep and downtown just minutes away. This 3-bedroom, 2.5-bathroom, two-storey townhome offers 1,046 sq. ft. plus a finished basement in one of Canmore's most established, family-friendly neighbourhoods. Backing directly onto a dense forested area with no homes immediately behind, the property feels remarkably removed from the activity of town while keeping everything Canmore has to offer within easy reach. Inside, large windows bring plenty of natural light into the main level. The living room is anchored by a gas fireplace, while the functional U-shaped kitchen offers generous cabinetry and connects easily to the dining area. From here, step outside to the deck and yard, with a fire pit area and the forest beyond. For anyone who wants to spend more time outside, hiking and biking trails are right there when you need them. Upstairs, the spacious primary suite is bright and inviting, with windows overlooking the trees, a generous closet, and its own ensuite. A second bedroom and full bathroom complete the upper level. The finished basement adds even more flexibility, with an additional bedroom or living space and a laundry area. Use it for guests, a home office, family room, fitness space, or whatever makes the most sense for how you live. The location is a big part of what makes this property special. Peaks of Grassi offers quiet streets, a strong neighbourhood feel, and immediate access to the outdoors. Downtown Canmore is only minutes away by car, or you can follow the paved walking and biking pathways into town. With convenient access from both Canmore and the highway, getting around the Bow Valley is easy without sacrificing that tucked-away feel. For families, full-time residents, or anyone who wants a little more

peace and nature without leaving Canmore behind, this home offers the best of both.