



GRASSROOTS
REALTY GROUP

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133 Coyote Way
Canmore, Alberta

MLS # A2344895



\$1,985,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,000 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

An exceptional, fully renovated home with B&B potential. Nestled on a quiet cul de sac on the sunny side, this exceptional home combines modern comfort with timeless mountain charm. Surrounded by breathtaking mountain views, this spacious residence has been thoughtfully updated throughout to accommodate both family living and guests. The open concept main floor features expansive windows that flood the home with natural light while showcasing spectacular mountain scenery. A welcoming living area, anchored by a cozy fireplace, flows seamlessly into the dining space and well appointed kitchen, creating an inviting atmosphere for gatherings of any size. The home offers five generous bedrooms, including a private lower retreat with its own access, currently operating as a profitable B&B. Three beautifully crafted bathrooms provide convenience and comfort for family members and guests and the attached double garage offers additional storage options. Located just steps from schools, parks, trails and endless outdoor recreation opportunities.