



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**20 Pinewood Crescent
Canmore, Alberta**

MLS # A2199487



\$1,400,000

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Level,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Shed

Nestled on a quiet crescent in the heart of Canmore, 20 Pinewood Crescent offers an extraordinary canvas for those seeking to craft their ideal mountain retreat. This expansive pie-shaped lot, backing onto a serene municipal reserve with a creek meandering through the forest, provides both privacy and an unparalleled connection to nature. Currently home to a charming three-bedroom bungalow, this property presents a rare opportunity to reside in comfort while designing your future architectural masterpiece. Once built, the upper levels of your new home will capture breathtaking mountain vistas, while the secluded rear yard promises an intimate, tree-lined escape. Situated within walking distance to Main Street's shops, cafés, and gourmet grocers, and with effortless highway access to world-class outdoor pursuits, this location balances tranquility with convenience. Pinewood Crescent is evolving into one of Canmore's most sought-after enclaves, where modern mountain homes and visionary renovations are redefining the landscape. This is more than a homesite—it's an invitation to create something exceptional.