

# \$1,360,000 - 1152 Wilson Way, Canmore

MLS® #A2215675

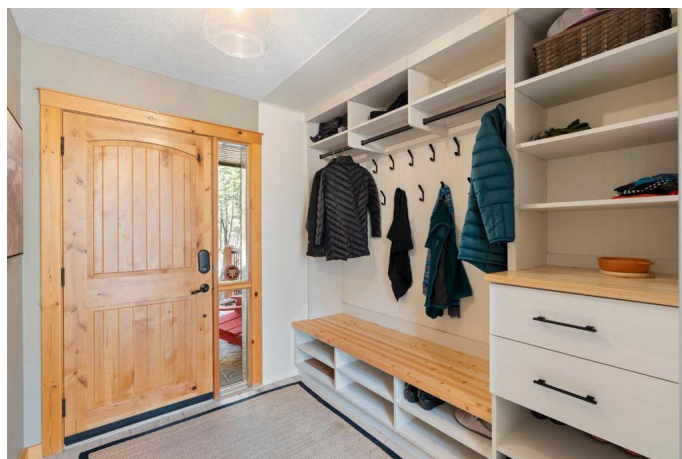
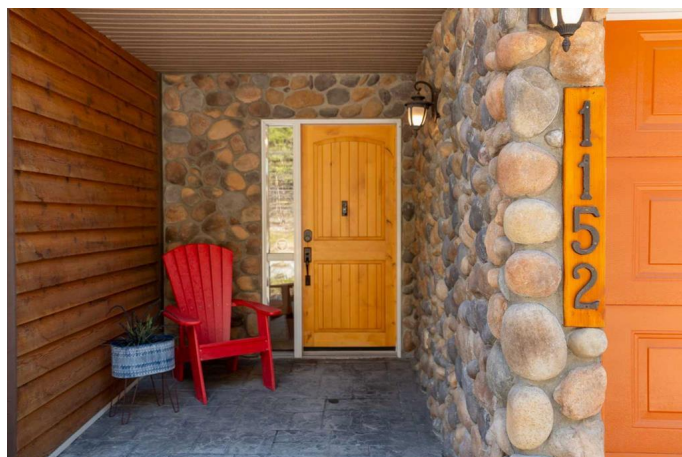
**\$1,360,000**

3 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.08 Acres

Peaks of Grassi, Canmore, Alberta

Welcome to this meticulously maintained and thoughtfully upgraded home in the highly desirable and quiet Peaks of Grassi subdivision in Canmore. Ideally positioned with no homes directly in front or behind, this exceptional property offers unmatched privacy and immediate access to Quarry Lake, hiking, biking and walking trails—making it the perfect location for families who love the outdoors. This walk-out residence features three spacious bedrooms plus a versatile loft, all complemented by soaring ceilings and expansive windows that fill the home with natural light and showcase the surrounding mountain views. From the moment you step inside, you™ll appreciate the open floor plan, newer flooring throughout, and quality upgrades at every turn. The main level is anchored by a welcoming living room complete with an updated gas fireplace, perfect for cozy evenings. The adjacent kitchen has been stylishly updated and includes a dedicated coffee nook or pantry, while the separate dining area offers an ideal setting for entertaining. A well-designed entryway with built-in mudroom storage and a convenient half-bath complete this level. Step outside onto the upper deck, equipped with a gas line for your BBQ, and enjoy the added outdoor living space. Upstairs, the primary suite is a serene retreat, featuring large windows, a beautifully renovated ensuite bathroom, and generous closet space. The open loft overlooks the main living area and leads to a private



deckâ€”perfect for enjoying the fresh mountain air. The bright walk-out lower level offers two generously sized bedrooms, both with access to the backyard patio area, and a shared four-piece bathroom. Outside, the private yard includes a patio, firepit and a hot tub, making it an ideal space to relax after a day of hiking or skiing. A double attached, heated garage adds year-round convenience and storage for all your mountain gear. With no detail overlooked, this move-in-ready home offers the perfect blend of comfort, style, and locationâ€”just steps away from everything Canmoreâ€™s spectacular mountain lifestyle has to offer.

Built in 2001

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215675               |
| Price          | \$1,360,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,331                  |
| Acres          | 0.08                   |
| Year Built     | 2001                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1152 Wilson Way        |
| Subdivision | Peaks of Grassi        |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3C4                |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Smoking Home                         |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Stove |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard, Barbecue |
| Lot Description   | Irregular Lot, Many Trees, No Neighbours Behind, Views, Wooded            |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding                                    |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 13            |
| Zoning         | R2A           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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