

254 Grizzly Crescent Canmore, Alberta

MLS # A2220345


\$1,799,000

| | | | |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| Division: | Cougar Creek | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,408 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Lawn, Other, See Remarks, Views | | |

| | | | |
|--------------------|------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete, See Remarks, Wood | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Separate Entrance

Inclusions: n/a

Nestled on the sought-after sunny side of Canmore, where the light lingers longer and the mountain views stretch endlessly, this exceptional mountain home combines sophisticated charm with contemporary upgrades. Backing directly into a naturally treed space with trails that lead into town, all while being bathed in natural light throughout the day, this property is a rare fusion of elegance, space, and privacy. Spanning over 3,100 square feet, this 5 bedroom, 4.5-bathroom home is an expansive retreat designed for both grand entertaining and peaceful solitude. The main living area boasts vaulted ceilings, dramatic floor-to-ceiling windows, and a wood-burning fireplace—perfect for cozy winter evenings. The architectural design floods the space with natural light while framing the majestic landscape like living art. The stylized kitchen with exposed beams, is a dream for entertainers and home chefs alike, offering quartz countertops, built-in appliances, a separate dining area, and an oversized island designed for those dinner gatherings that go on late into the night. Every detail speaks of thoughtful luxury and timeless style. The main-level primary retreat is a private haven with its own secluded deck. Upstairs, two additional bedrooms, two full bathrooms, and a must see grand family room. You will love how its panoramic views create a bright and versatile living space for family or guests. Step outside to a beautifully landscaped backyard oasis featuring a generous stone patio, built-in grill, and a manicured lawn that backs onto a quiet treed area. With direct access to trails and all-day sunshine, this outdoor space is perfect for entertaining or unwinding in nature. The lower level, with its own separate entrance, offers flexible living options—ideal for an in-law quarters, or even a private roommate quarters. Additional features include newer

shingles (2022) and exterior siding (2022), a spacious 2-car attached garage & cement driveway with parking for 5. All this in a location that combines tranquility with accessibility. This is more than a home—it's a refined mountain lifestyle in one of Canmore's most desirable settings. Call and book your viewing today!