

**226 Lady MacDonald Drive
Canmore, Alberta**

MLS # A2248845



\$1,699,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,645 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1A
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: basement = cooktop + refrigerator + dishwasher + microwave hood fan

Experience the best of Canmore living in this beautifully maintained 5-bedroom + den home, perfectly positioned for unobstructed views of the iconic Three Sisters peaks. Featuring hardwood floors throughout the main and upper levels, heated bathroom floors, a landscaped backyard with pond and outdoor firepit, plus a legal 1-bedroom basement suite with large storage room, this property offers comfort, style, and versatility. The main level boasts a bright, open living room with vaulted wood ceilings and large picture windows framing mountain views. The well-appointed kitchen features solid wood cabinetry, stainless steel appliances, and flows seamlessly to the dining area and back deck—perfect for gatherings. Downstairs, the 1-bedroom + den suite offers its own kitchen, living area, large storage room, and private entrance—ideal for rental income or extended family. [Highlights] 5 bedrooms + den total (4-bedroom main home + 1-bed + den suite). Hardwood floors (no carpet) on main & upper levels. Heated floors in all bathrooms. Stunning Three Sisters views. Landscaped yard with pond & outdoor firepit. Prime location near trails, schools, & downtown Canmore. This property combines spacious family living with excellent income potential in one of Canmore's most desirable neighborhoods.