

# \$1,088,000 - 975 Wilson Way, Canmore

MLS® #A2208166

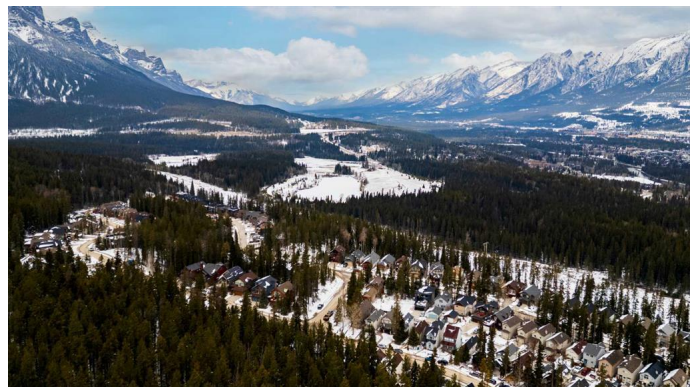
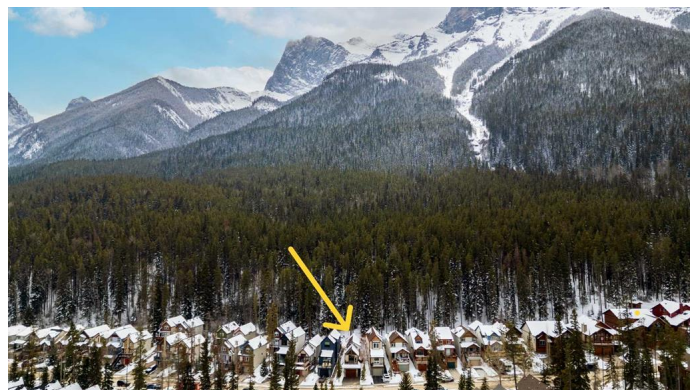
**\$1,088,000**

2 Bedroom, 2.00 Bathroom, 699 sqft

Residential on 0.07 Acres

Peaks of Grassi, Canmore, Alberta

975 WILSON WAY, in beautiful CANMORE. Magnificent Mountain Views!!! Lovely single-family home in the Peaks of Grassi neighbourhood. Offering 1414 sq ft of developed living space, two bedrooms and one and a half baths. Soaring vaulted ceilings with exposed rustic wood beams. The living room features a cozy slate tile fireplace with large picture windows showcasing the breathtaking views of the mountains. A large patio off the living room gives you added indoor/outdoor living space, a space to sit to take in the spectacular view. Kitchen with maple shaker cabinetry and island seating for three. Spacious dining area with patio doors out to another large deck and to the backyard that is your peaceful oasis. An incredible location with no neighbours behind, backing directly on to a peaceful mountain forest of Kananaskis Country. In the lower levels is two large spacious bedrooms with one large enough for multiple queen beds. Updated bathrooms. 2024 Front Load HE washer & dryer. A smaller attached garage is perfect for your motorcycle, bikes and your outdoor gear. An awesome property, that is surrounded by tranquil nature. Bike or walk along the paved pathways along mature trees and landscape by the Bow River to Canmore town center. Enjoy the fantastic restaurants and cute shops of Main Street. Close proximity to off-leash areas, hiking trails, lakes, ski hills and only a 50 minute drive to Calgary. Your perfect mountain retreat! View the Video Sneak Peak



or the 3D Tour.

Built in 1998

### Essential Information

MLS® #	A2208166
Price	\$1,088,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	699
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	975 Wilson Way
Subdivision	Peaks of Grassi
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2Y9

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached, Parking Pad
# of Garages	1

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Master Downstairs, Beamed Ceilings
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Treed, Views, Reverse Pie Shaped Lot, Wooded
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Wood

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	30
Zoning	DC

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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