

**308 Canyon Close  
Canmore, Alberta**

**MLS # A2152990**



**\$1,495,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Avens/Canyon Close  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,089 sq.ft.  | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street                                |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Cork, Hardwood, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Visit REALTOR® website for additional information. Discover tranquility and convenience in this stunning 2,100 sq ft single-family home in Canmore, nestled against the Canadian Rockies. With 4 bedrooms and 3 bathrooms, this residence offers spacious, open-concept living and sunny interiors. Located on a quiet cul-de-sac, it's close to a playground, trails, and bike paths, blending natural beauty with easy access to amenities. The entrance level features a large family room, two bedrooms, and an expansive deck, while the upper level includes a living and dining area with open ceilings, a kitchen, and a west-facing deck with mountain views, plus a master suite. Enjoy the blend of serenity and adventure in one of Canmore's most desirable locations.