

**308 Canyon Close
Canmore, Alberta**

MLS # A2152990



\$1,495,000

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

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Cork, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	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.