

# \$1,300,000 - 1172 Wilson Way, Canmore

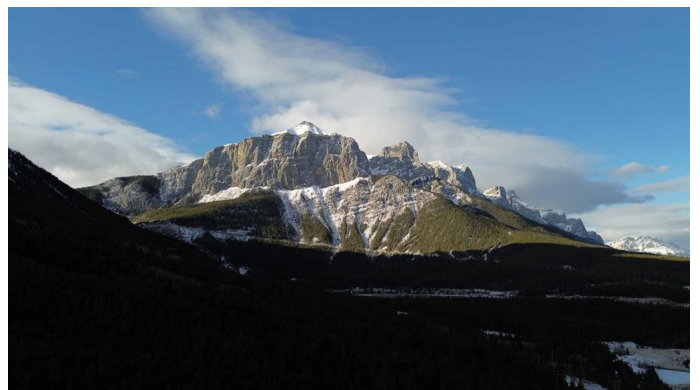
MLS® #A2183287

**\$1,300,000**

2 Bedroom, 3.00 Bathroom, 1,374 sqft  
Residential on 0.06 Acres

NONE, Canmore, Alberta

Designed by Russell and Russel Design Studios! Discover your mountain sanctuary in this stunning 2-bedroom (potentially 3!), 3-bathroom home nestled just off 3 Sisters Parkway in beautiful Canmore. With panoramic forest and mountain views from every level, this property is a perfect blend of modern comfort and outdoor charm. As you enter the main floor, vaulted ceilings and an abundance of natural light create a warm and airy atmosphere. The open-concept living area features a cozy gas fireplace perfect for relaxing after a day outdoors. Large windows frame incredible forest views, and the balcony offers a tranquil spot for morning coffee while immersed in nature. The kitchen is appointed with stainless steel appliances, warm wood cabinetry, a breakfast bar, and ample counter space. The upper-level primary suite offers privacy and relaxation. Wake up to mountain views from your SW-facing private balcony, the perfect place to enjoy evening sunsets or stargazing. The adjoining 5-piece ensuite is like a spa, complete with a luxurious jetted tub, elegant tilework, and thoughtful design that invites you to unwind in style. A loft area overlooking the living room adds incredible versatility – an ideal home office, library, or creative space, filled with light and inspiration. The fully finished walkout basement adds another level of flexible living. Featuring heated floors, the basement includes a reimagined bedroom space that was originally



designed as 2 separate rooms â€“ each with its own above-ground window and walkout access to a covered deck, where the forested surroundings create a private and peaceful escape for gatherings or quiet afternoons in the fresh mountain air. â€“ the space has been thoughtfully reconfigured into one larger bedroom. This design offers you the unique option to reimagine the space to suit your needs: keep it as a spacious bedroom or easily convert it back into two smaller bedrooms for additional functionality. A den completes the lower level, providing the perfect space for entertaining, movie nights, or hosting guests.

Positioned in a prime location, this home is surrounded by hiking trails, parks, and playgrounds, with Canmoreâ€™s renowned outdoor amenities a short drive away. Whether youâ€™re exploring nature, spending time with family, or simply enjoying the warmth and beauty of this thoughtfully designed home, the lifestyle opportunities are endless.

This exceptional property offers flexibility, comfort, and the best of mountain living.

Donâ€™t miss your chance to experience it for yourself â€“ schedule your private showing today!

Built in 2001

### **Essential Information**

MLS® #	A2183287
Price	\$1,300,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.06
Year Built	2001

Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### **Community Information**

Address	1172 Wilson Way
Subdivision	NONE
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W3C4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Ceiling Fan(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator, European Washer/Dryer Combination, Freezer
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Low Maintenance Landscape, Backs on to Park/Green Space, Environmental Reserve, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	December 17th, 2024
Days on Market	116
Zoning	R-3

## **Listing Details**

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.