

\$1,495,000 - 308 Canyon Close, Canmore

MLS® #A2152990

\$1,495,000

4 Bedroom, 3.00 Bathroom, 2,089 sqft
Residential on 0.11 Acres

Avens/Canyon Close, Canmore, Alberta

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.

Built in 1995

Essential Information

MLS® #	A2152990
Price	\$1,495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,089
Acres	0.11
Year Built	1995



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	308 Canyon Close
Subdivision	Avens/Canyon Close
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1H4

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Range, Washer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 26th, 2024
Days on Market	253

Zoning R1A

Listing Details

Listing Office PG Direct Realty Ltd.

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