

# \$1,360,000 - 1152 Wilson Way, Canmore

MLS® #A2215675

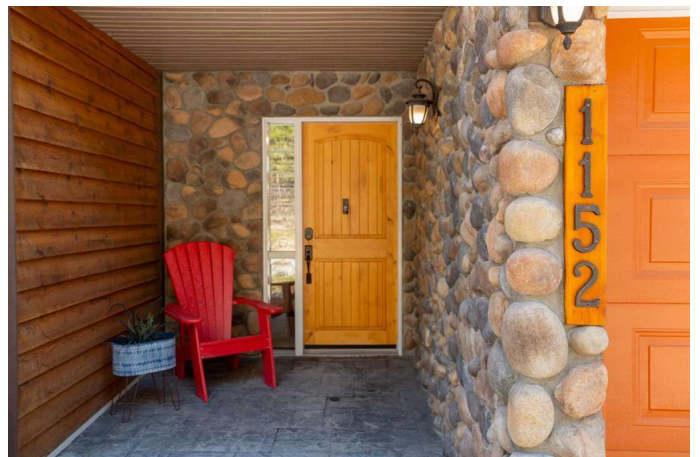
**\$1,360,000**

3 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.08 Acres

Peaks of Grassi, Canmore, Alberta

Welcome to this meticulously maintained and thoughtfully upgraded home in the highly desirable and quiet Peaks of Grassi subdivision in Canmore. Ideally positioned with no homes directly in front or behind, this exceptional property offers unmatched privacy and immediate access to Quarry Lake, hiking, biking and walking trails—making it the perfect location for families who love the outdoors. This walk-out residence features three spacious bedrooms plus a versatile loft, all complemented by soaring ceilings and expansive windows that fill the home with natural light and showcase the surrounding mountain views. From the moment you step inside, you™ll appreciate the open floor plan, newer flooring throughout, and quality upgrades at every turn. The main level is anchored by a welcoming living room complete with an updated gas fireplace, perfect for cozy evenings. The adjacent kitchen has been stylishly updated and includes a dedicated coffee nook or pantry, while the separate dining area offers an ideal setting for entertaining. A well-designed entryway with built-in mudroom storage and a convenient half-bath complete this level. Step outside onto the upper deck, equipped with a gas line for your BBQ, and enjoy the added outdoor living space. Upstairs, the primary suite is a serene retreat, featuring large windows, a beautifully renovated ensuite bathroom, and generous closet space. The open loft overlooks the main living area and leads to a private



deckâ€”perfect for enjoying the fresh mountain air. The bright walk-out lower level offers two generously sized bedrooms, both with access to the backyard patio area, and a shared four-piece bathroom. Outside, the private yard includes a patio, firepit and a hot tub, making it an ideal space to relax after a day of hiking or skiing. A double attached, heated garage adds year-round convenience and storage for all your mountain gear. With no detail overlooked, this move-in-ready home offers the perfect blend of comfort, style, and locationâ€”just steps away from everything Canmoreâ€™s spectacular mountain lifestyle has to offer.

Built in 2001

### **Essential Information**

MLS® #	A2215675
Price	\$1,360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,331
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1152 Wilson Way
Subdivision	Peaks of Grassi
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3C4

## Amenities

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

## Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Fire Pit, Private Entrance, Private Yard
Lot Description	Irregular Lot, Many Trees, No Neighbours Behind, Views, Wooded
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Zoning	R2A

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.