

# \$997,900 - 975 Wilson Way, Canmore

MLS® #A2225543

**\$997,900**

2 Bedroom, 2.00 Bathroom, 734 sqft

Residential on 0.07 Acres

Peaks of Grassi, Canmore, Alberta

A thoughtfully designed 2-bed, 2-bath single-family home in one of Canmore's most sought-after neighborhoods—the Peaks of Grassi. Surrounded by forest and mountain views in every direction, this home is a true reflection of the Canmore lifestyle. Step into the vaulted living room with exposed beams and expansive picture windows that flood the space with natural light. From here, walk out onto the large front deck—an ideal spot for entertaining or relaxing, with unforgettable views of the Rockies. The spacious kitchen flows seamlessly to a private back deck backing onto peaceful green space, perfect for quiet mornings or evening BBQs. An elevated office nook overlooks the main living area, offering a quiet and inspiring workspace. Each bedroom is set on its own level, offering exceptional privacy—ideal for families or hosting guests. A compact garage provides secure storage for gear and toys, rounding out the home's practical features. Just minutes from hiking and biking trails, an off-leash dog park and the Stewart Creek Golf Course, this location offers unbeatable access to outdoor adventure—while being just a short drive from Canmore's Main Street and easily connected to Calgary via the Three Sisters Parkway. Don't miss the opportunity to make this home your own.

Built in 1999



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2225543      |
| Price          | \$997,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 734           |
| Acres          | 0.07          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 975 Wilson Way         |
| Subdivision | Peaks of Grassi        |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W2Y9                 |

## Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                     |
| Parking        | Driveway, Garage Faces Front, Single Garage Attached, See Remarks, Workshop in Garage |
| # of Garages   | 1                                                                                     |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Chandelier, Open Floorplan, Storage, Vaulted Ceiling(s), Master Downstairs |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Washer/Dryer Stacked                                    |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                             |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | Finished, Partial |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                          |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, Views, No Neighbours Behind, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame                                                              |
| Foundation        | Wood                                                                                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Res Multi      |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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