# \$1,597,500 - 325 Lady Macdonald Crescent, Canmore

MLS® #A2238990

### \$1,597,500

3 Bedroom, 3.00 Bathroom, 2,063 sqft Residential on 0.12 Acres

Avens/Canyon Close, Canmore, Alberta

Nestled on a quiet street, this beautifully designed 3 bedroom, 3 bathroom home offers breathtaking, unobstructed mountain views and a sunny location backing onto scenic Cougar Creek. The spacious primary bedroom features a 4-piece ensuite, while two additional bedrooms offer versatility for family, guests, or a home office. Step outside to a professionally landscaped yard with a stunning paving stone patio, surrounded by mature trees and equipped with privacy and shade blindsâ€"perfect for private outdoor living and entertaining. Inside, the unfinished basement offers a blank canvas for your dream layout, whether it's a home gym, additional bedrooms, or a recreation space. A double car garage provides ample storage and convenience. A rare opportunity to own in one of Canmore's most sought-after settings!



#### **Essential Information**

MLS® # A2238990 Price \$1,597,500

Bedrooms 3

Bathrooms 3.00

Full Baths 3

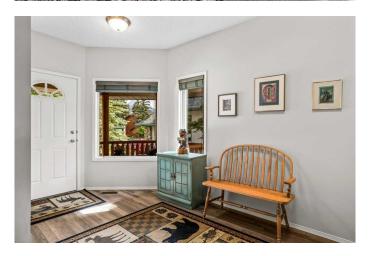
Square Footage 2,063

Acres 0.12

Year Built 1996







Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 325 Lady Macdonald Crescent

Subdivision Avens/Canyon Close

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 1H5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,

Pantry, Vaulted Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan,

Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac,

Environmental Reserve, Landscaped, Low Maintenance Landscape,

Views

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed July 10th, 2025

Days on Market 8

Zoning R1

# **Listing Details**

Listing Office RE/MAX Alpine Realty

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