

\$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 blinds—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!

Built in 1996

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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