

# \$949,000 - 46 Grotto Way, Canmore

MLS® #A2251161

## \$949,000

3 Bedroom, 3.00 Bathroom, 1,170 sqft  
Residential on 0.11 Acres

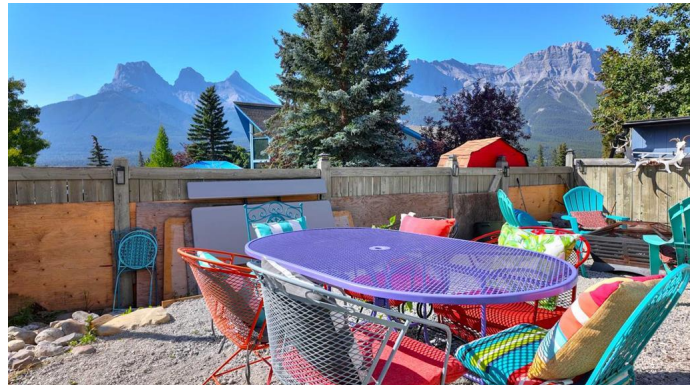
Grotto Mountain Village/Glacier, Canmore,  
Alberta

46 Grotto Way, a rare opportunity in Canmore's highly desirable Grotto Mountain Village. This spacious 2-level home spans 2,340 sq ft (total) and combines versatility, natural light, and incredible views into one inviting package. Offering 3 bedrooms, 3 full bathrooms, and a den, it's well suited for families, weekenders, or anyone seeking a home with income potential.

Inside, thoughtful details enhance everyday living. The main kitchen is filled with sunshine thanks to a skylight, while the open living spaces are oriented to showcase breathtaking vistas of the Three Sisters, Grotto Mountain, and Mount Lawrence Grassi. Each window seems to frame the surrounding peaks, making the mountain backdrop a constant part of life at home.

Downstairs, the self-contained suite offers tremendous flexibility. The suite includes its own full kitchen with extensive cabinetry, full-size appliances, and space for a dining table, creating a comfortable and private living environment. Whether used for extended family, visiting guests, or as a rental, this level significantly enhances the home's functionality and value.

The outdoor spaces are equally impressive. A south-facing backyard ensures sunlight throughout the day and opens up to wide



panoramic views. The private patio and covered porch invite you to enjoy morning coffee against the backdrop of the peaks, or entertain friends while the sun sets over the valley.

Practicality hasn't been overlooked: parking for up to 4 vehicles provides ample room for family and visitors, while the quiet streets of Grotto Mountain Village offer a friendly neighbourhood atmosphere. From here, trails, parks, and schools are close at hand, and downtown Canmore is just minutes away for shops, caf  s, and amenities.

46 Grotto Way is more than just a home – it's a place where flexibility, comfort, and iconic mountain scenery come together. This property delivers the quintessential Canmore lifestyle, with space for family, income potential, and views that will inspire you every day.

Built in 1995

**Essential Information**

MLS® #	A2251161
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	46 Grotto Way
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Subdivision	Grotto Mountain Village/Glacier
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1J9

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Few Trees, Landscaped, Private, Treed, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	August 24th, 2025
Days on Market	2
Zoning	MHR

### Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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