

# \$869,000 - 3, 819 Wilson Way, Canmore

MLS® #A2255405

**\$869,000**

3 Bedroom, 4.00 Bathroom, 957 sqft

Residential on 0.00 Acres

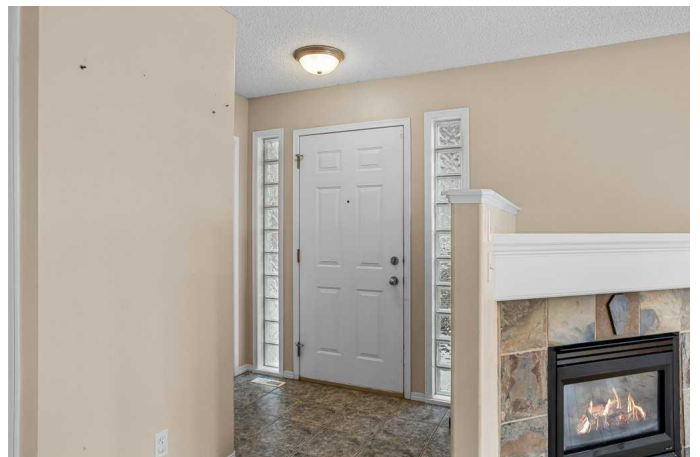
Peaks of Grassi, Canmore, Alberta

Welcome to this updated 3-bedroom, 4-bathroom home in the coveted Peaks of Grassi neighbourhood of Canmore. Spanning three levels with 1445sqft of finished space, it offers comfort, function, and stunning mountain views. The top floor features two bedrooms and two bathrooms, including a serene primary retreat with ensuite. The main level boasts an open-concept kitchen, dining and living area with a cozy gas fireplace and convenient powder room. The lower level offers versatility with a walk-out family room that can easily double as a third bedroom, accompanied by yet another full bathroom. Enjoy the outdoors from two spacious patios, perfect for soaking in the breathtaking scenery. With two dedicated parking spots and easy access to trails, shops, and services, this property blends practicality with the mountain lifestyle you've been dreaming of.

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255405  |
| Price          | \$869,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 957       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2000          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3, 819 Wilson Way      |
| Subdivision | Peaks of Grassi        |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2Y8                |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | None                         |
| Parking Spaces | 2                            |
| Parking        | Stall, Plug-In, Side By Side |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas Log                                                                    |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Views           |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 70                  |
| Zoning         | Res Multi           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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