

# \$775,000 - 3, 36 Windridge Road, Exshaw

MLS® #A2262595

**\$775,000**

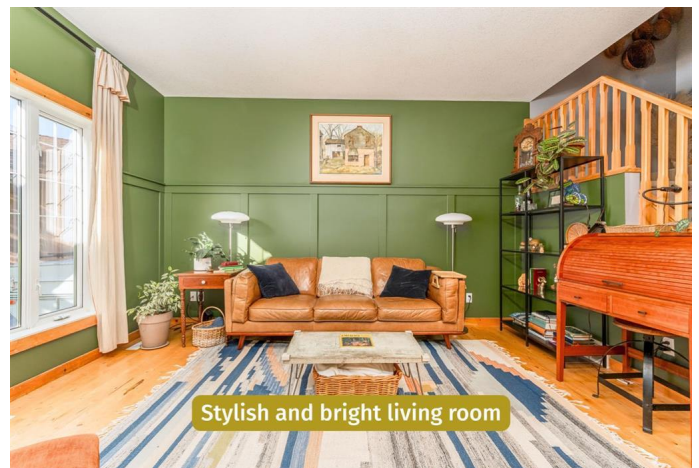
3 Bedroom, 4.00 Bathroom, 1,311 sqft  
Residential on 0.07 Acres

NONE, Exshaw, Alberta

Welcome to this bright and beautifully designed end-unit townhouse offering over 1,900 sq ft of versatile living space in one of Canmore's most family-friendly suburb communities called Exshaw. Backing onto nature and steps from scenic trails, parks, and schools, this 3-level home is the perfect blend of comfort, style, and value. The main floor features a sun-filled open living room, ideal for both everyday living and entertaining. The main floor also has a very convenient 2 pc bath right off the living room. Enjoy stunning mountain views, large windows, and a charming kitchen that flows seamlessly into the warm dining area. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms, including a bright primary suite. The fully developed lower level offers a private space ideal for a roommate, guest suite, or use as the family theatre or rec-room. The lower level also has its own full bathroom, and numerous other creative options. With 4 bathrooms in total, there's room for everyone. Outside, the fully fenced backyard provides a peaceful retreat with room to relax or play, and the attached single garage adds everyday convenience. With direct access to nature, schools, and amenities, this home offers exceptional livability and value. Call to book a viewing today!

Built in 2005

## Essential Information



MLS® #	A2262595
Price	\$775,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,311
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3, 36 Windridge Road
Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 2C0

### **Amenities**

Amenities	Parking
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Other, Private Yard, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, Private, Views, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 8th, 2025
Zoning	R-3

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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