

# \$1,400,000 - 830 Wilson Way, Canmore

MLS® #A2196169

**\$1,400,000**

4 Bedroom, 3.00 Bathroom, 1,302 sqft  
Residential on 0.08 Acres

Peaks of Grassi, Canmore, Alberta

Perched on a picturesque sunny lot with jaw dropping panoramic mountain views, this beautifully renovated 1,880 sq ft home in Peaks of Grassi is perfect for year-round living or as a vacation retreat.

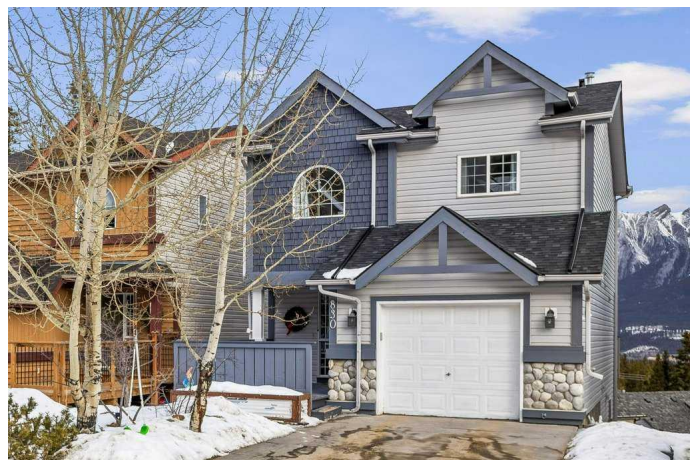
From the moment you step through the spacious front entry, you'll be drawn in by the awe inspiring panoramic mountain views. The front deck is bathed in southern light and offers views of Ha Ling and the Three Sisters.

The main floor features an open-concept design with soaring vaulted ceilings, a modern kitchen, and a cozy gas fireplace in the living room—perfect for relaxing or entertaining. This level also includes a powder room and a convenient laundry area and access to the attached garage.

Upstairs, you'll discover three generously sized bedrooms and a fully renovated bathroom. The primary bedroom offers unreal views of Fairholm Range all the way to Cascade Mountain.

The finished walk-out lower level, complete with its own private entrance, is currently rented out, offering excellent rental income. This studio illegal suite includes its own laundry, a renovated kitchen, and access to a private deck.

Recent upgrades enhance the property,



including new deck railings, a oversized 275 sqft lower deck, and stairs leading to the fully fenced lower yard. The exterior was freshly painted in 2022 and new landscaping in 2024 adding to the home's curb appeal.

Ideally located near the quarry, scenic trails, a playground, and a skating rink, this property is perfect for both full-time living and weekend getaways. Don't miss the chance to own this exceptional home in Peaks of Grassi! Listing agent has an interest in the home.

Built in 1998

### Essential Information

MLS® #	A2196169
Price	\$1,400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	830 Wilson Way
Subdivision	Peaks of Grassi
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2Z3

### Amenities

Parking Spaces	3
----------------	---

Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)  
Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer  
Heating Baseboard, Electric, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features Balcony, None, Private Yard  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 22nd, 2025  
Days on Market 19  
Zoning R1

### Listing Details

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.