

\$1,750,000 - 330 Canyon Close, Canmore

MLS® #A2245255

\$1,750,000

5 Bedroom, 3.00 Bathroom, 2,230 sqft

Single Family on 0.15 Acres

Cougar Creek, Canmore, Alberta

Tucked into the quiet curve of Canyon Close, 330 Canyon Close is a sanctuary of sun, sky, and storybook charm—a cherished, one-owner home now ready to welcome a new generation. Set high above the street, with 3,409 sqft of living space, the home's elevated position captures sweeping southeast views, bathing the interiors and yard in golden morning light and opening the door to unforgettable days outdoors. This warm and well-loved residence is designed for connection—with nature, with loved ones, and with the rhythm of mountain life. The main floor's soaring ceilings and generous windows flood the living room with sunlight, while the adjacent kitchen and dining area open onto a back deck perfect for summer grilling or stargazing under Canmore's pristine skies. A cozy family room or fourth bedroom rounds out this level, offering flexibility for growing families or guests. Upstairs, you'll find three spacious bedrooms and a versatile lofted office or reading nook. The layout allows for an easy addition of a primary ensuite should you wish to personalize the space. On the walkout lower level, a bright one-bedroom illegal suite provides additional room for extended family, visiting friends, or potential rental income—plus there's a dedicated space ideal for storage, crafts, or a workshop. The outdoor living opportunities here are abundant: a sun-filled yard for gardening, play, or simply unwinding; the nearby community playground



just steps away; and miles of trails ready to explore. Canyon Close is a peaceful, family-oriented street with no through traffic, located in the heart of Cougar Creek—a neighbourhood beloved for its proximity to local schools, trails, pubs, shops, and restaurants. This is more than a home; it’s a setting for backyard barbecues, mountain adventures, and the simple, joyful moments that become lasting memories. (id:6289)

Built in 1994

Essential Information

Listing #	A2245255
Price	\$1,750,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,230
Acres	0.15
Year Built	1994
Type	Single Family
Sub-Type	Freehold

Community Information

Address	330 Canyon Close
Subdivision	Cougar Creek
City	Canmore
Province	Alberta
Postal Code	T1W1H4

Amenities

Amenities	Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Range, Oven, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes
Basement	Walk out

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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