

**3, 819 Wilson Way**  
**Canmore, Alberta**
**MLS # A2255405**

**\$869,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Peaks of Grassi              |               |                   |
| <b>Type:</b>     | Residential/Four Plex        |               |                   |
| <b>Style:</b>    | 3 (or more) Storey           |               |                   |
| <b>Size:</b>     | 957 sq.ft.                   | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Plug-In, Side By Side, Stall |               |                   |
| <b>Lot Size:</b> | -                            |               |                   |
| <b>Lot Feat:</b> | Views                        |               |                   |

|                    |                                |                   |           |
|--------------------|--------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 410    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Mixed                          | <b>Zoning:</b>    | Res Multi |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -         |
| <b>Features:</b>   | No Smoking Home                |                   |           |

**Inclusions:** N/A

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.