

303 Pioneer Road
 Canmore, Alberta

MLS # A2268124



\$1,299,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	4 Level Split		
Size:	998 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Sunny single family home with mountain views and fenced yard. Welcome to this bright and spacious single-family home perfectly positioned on the sunny side of the valley. Featuring a functional split-level design, this property offers four bedrooms and many ways to make it your own. Step through the inviting front patio into an open-concept main level with hardwood flooring throughout. The kitchen, dining, and living areas flow seamlessly together – ideal for family living and entertaining. Upstairs, you’ll find two comfortable bedrooms and a full bathroom. The lower level provides more living space, including a rec room, two additional bedrooms, a full bathroom, and a generous storage room. The back deck along with a large fenced backyard make this home practical and inviting. Located in a sought-after, family-friendly neighbourhood, just steps from Elizabeth Rummel School and moments from Canmore’s extensive trail network for hiking and biking adventures.