

317 Pioneer Road
 Canmore, Alberta

MLS # A2269334



\$1,485,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,340 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, V		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks		

Inclusions: N/A

Spacious single family home with garage and back yard. Nestled on the sunny side of the valley, this thoughtfully designed split-level property offers four bedrooms and generous space for a growing family. Vaulted ceilings and abundant natural light create a bright, welcoming atmosphere. The open layout flows seamlessly from the main living area through the kitchen and French doors into a cozy family room with access to the back deck. Just a few steps up, you'll find three bedrooms and a full bathroom, each with stunning views from every window. The large finished basement provides additional living space with a recreation room, an extra bedroom, a full bathroom and a spacious storage area. An attached two-car garage and beautifully fenced yard make this the perfect home for family living and entertaining guests. Located in a desirable, family-friendly neighbourhood, just steps from Elizabeth Rummel School and close to numerous hiking and biking trails.