

## 18 Canyon Road Canmore, Alberta

MLS # A2255390



# \$2,395,000

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Ridge                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                                           |               |                   |
| <b>Size:</b>     | 3,441 sq.ft.                                                                | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 6                                                                           | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                      |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Level, Reverse Pie |               |                   |

|                    |                                                                                                         |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Floor Furnace, Natural Gas                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Cork, Hardwood                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                                                                 | <b>Zoning:</b>    | R1-B |
| <b>Foundation:</b> | Poured Concrete                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, Separate Entrance, Stone Counters, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Second Fridge, Second Stove, Stacked Washer/dryer, Furnishings and housewares in the suite.

Positioned at the pinnacle of Canyon Ridge, this exceptional mountain estate offers privacy, space, and versatility—all in one breathtaking package. The main residence boasts 5 spacious bedrooms and 4 bathrooms, thoughtfully designed for both everyday comfort and elegant entertaining. Above the detached garage, a fully self-contained 1-bedroom legal suite provides the perfect space for guests, extended family, or rental income. At the heart of the home, a chef-inspired kitchen features high-end built-ins and ample room to gather—whether it's a lively kitchen party around the oversized island or a formal dinner in the sophisticated dining room. Sunlight pours into the dedicated main floor office, creating an inspiring work-from-home environment with serene views. Downstairs, a generous lower level includes multiple flexible spaces—ideal for a media room, gym, or creative studio. Set at the very end of a quiet street, this property offers true seclusion and direct access to hiking and biking trails right from your doorstep. It's not just a home—it's a lifestyle nestled in nature. Note: no short term rentals permitted.