

**1112 Wilson Way
Canmore, Alberta**

MLS # A2297442



\$1,565,000

Division:	Quarry Pines		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,343 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Sloped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity		

Inclusions: Hot tub

Set in the sought-after Quarry Pines neighbourhood, this beautifully maintained 3 bedroom, 3 bathroom half duplex offers the perfect balance of comfort, functionality, and mountain lifestyle. Ideally located just minutes from Quarry Lake, the Nordic Centre, and an extensive network of biking and hiking trails, this home is perfectly positioned for those looking to fully embrace everything Canmore has to offer. Inside, the home showcases classic Canmore finishes with warm hardwood flooring, vaulted ceilings, and large windows that flood the main living space with natural light. The open-concept main floor is thoughtfully designed, seamlessly connecting the kitchen, dining, and living areas, creating an inviting space for both everyday living and entertaining. The layout offers excellent flexibility with an additional rec room/family room, providing room to grow for families or the perfect space to host guests. Each of the three bedrooms is well-proportioned, complemented by three full bathrooms to ensure comfort and convenience. Outdoor living is a true highlight, with three separate decks offering multiple options to relax, unwind, and take in the peaceful treed setting that the home backs onto. Whether it's enjoying your morning coffee, entertaining in the evening, or soaking in the hot tub after a day on the trails, this home delivers a true mountain retreat experience. Additional features include air conditioning for year-round comfort and a double car garage with ample space for vehicles and gear. A rare opportunity to own in one of Canmore's most desirable neighbourhoods, offering privacy, access to nature, and a thoughtfully designed home that truly fits the mountain lifestyle.