

# \$1,498,000 - 270 Lady Macdonald Drive, Canmore

MLS® #A2256376

**\$1,498,000**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Single Family on 0.11 Acres

Avens/Canyon Close, Canmore, Alberta

Welcome to this well-maintained 4 bedroom, 3 bathroom single-family home in one of Canmore's most family-friendly neighbourhoods. With southwest-facing views and a beautiful yard, you'll enjoy sunshine and mountain vistas all year round. Inside, the renovated kitchen is the heart of the home, while the open, bright layout creates a warm and inviting atmosphere. The fenced, flat backyard is perfect for kids, pets, or summer barbecues, complete with a storage shed and plenty of space to play. Entertain in style with a multi-level deck conveniently set off the dining area. It's large enough for a full conversation set, expanding your living space in the warm months. The lower deck is roughed in for a hot tub. Practical features include a double-car garage and ample storage throughout. Located just a short walk from Elizabeth Rummel Elementary School, close to parks, transit, and trails, this home is perfectly positioned for growing families. The dishwasher, washer, dryer, and garage door have all been replaced in the last few months, providing confidence those large purchases have been taken care of. New hot water tank Sept 2025. Move-in ready and full of charm, this is the ideal place to put down roots in Canmore. (id:6289)

Built in 1995

## Essential Information



Listing #	A2256376
Price	\$1,498,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,286
Acres	0.11
Year Built	1995
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	270 Lady Macdonald Drive
Subdivision	Avens/Canyon Close
City	Canmore
Province	Alberta
Postal Code	T1W1H8

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

### **Exterior**

Exterior	Stone, Vinyl siding
Exterior Features	Lawn
Foundation	Wood

## Listing Details

Listing Office RE/MAX Alpine Realty



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