

20 Pinewood Crescent  
Canmore, Alberta

MLS # A2199487

**\$1,400,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Town Centre_Canmore  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,177 sq.ft.   | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Off Street   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Level, |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Wood                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Crawl Space, None                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Separate Entrance, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Shed

Nestled on a quiet crescent in the heart of Canmore, 20 Pinewood Crescent offers an extraordinary canvas for those seeking to craft their ideal mountain retreat. This expansive pie-shaped lot, backing onto a serene municipal reserve with a creek meandering through the forest, provides both privacy and an unparalleled connection to nature. Currently home to a charming three-bedroom bungalow, this property presents a rare opportunity to reside in comfort while designing your future architectural masterpiece. Once built, the upper levels of your new home will capture breathtaking mountain vistas, while the secluded rear yard promises an intimate, tree-lined escape. Situated within walking distance to Main Street's shops, cafés, and gourmet grocers, and with effortless highway access to world-class outdoor pursuits, this location balances tranquility with convenience. Pinewood Crescent is evolving into one of Canmore's most sought-after enclaves, where modern mountain homes and visionary renovations are redefining the landscape. This is more than a homesite—it's an invitation to create something exceptional.