

# \$1,400,000 - 20 Pinewood Crescent, Canmore

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MLS® #A2199487

**\$1,400,000**

3 Bedroom, 1.00 Bathroom, 1,177 sqft

Residential on 0.15 Acres

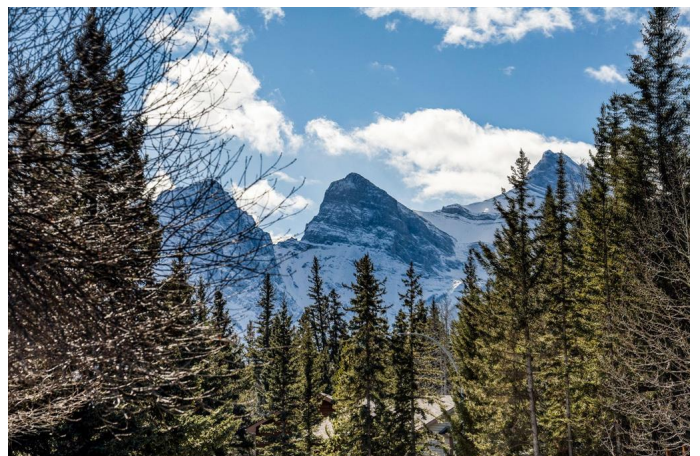
Town Centre\_Canmore, Canmore, Alberta

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, caf  s, 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.

Built in 1989

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2199487    |
| Price  | \$1,400,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,177       |
| Acres          | 0.15        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 20 Pinewood Crescent   |
| Subdivision | Town Centre_Canmore    |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1P8                |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 3                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Vaulted Ceiling(s)                                  |
| Appliances        | Dishwasher, Dryer, Oven, Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                |
| Has Basement      | Yes                                                                    |
| Basement          | Crawl Space, None                                                      |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Level, Pie Shaped Lot, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Siding     |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 153             |
| Zoning         | R1              |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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