

\$1,995,000 - 330 Canyon Close, Canmore

MLS® #A2245255

\$1,995,000

5 Bedroom, 3.00 Bathroom, 2,230 sqft

Residential on 0.15 Acres

Cougar Creek, Canmore, Alberta

Tucked into the quiet curve of Canyon Close, 330 Canyon Close is a sanctuary of sun, sky, and storybook charm—a cherished, one-owner home now ready to welcome a new generation. Set high above the street, with 3,409 sqft of living space, the home's elevated position captures sweeping southeast views, bathing the interiors and yard in golden morning light and opening the door to unforgettable days outdoors.

This warm and well-loved residence is designed for connection—with nature, with loved ones, and with the rhythm of mountain life. The main floor's soaring ceilings and generous windows flood the living room with sunlight, while the adjacent kitchen and dining area open onto a back deck perfect for summer grilling or stargazing under Canmore's pristine skies. A cozy family room or fourth bedroom rounds out this level, offering flexibility for growing families or guests.

Upstairs, you'll find three spacious bedrooms and a versatile lofted office or reading nook. The layout allows for an easy addition of a primary ensuite should you wish to personalize the space. On the walkout lower level, a bright one-bedroom illegal suite provides additional room for extended family, visiting friends, or potential rental income—plus there's a dedicated space ideal for storage, crafts, or a workshop. The outdoor living opportunities here are abundant: a sun-filled yard for gardening, play,



or simply unwinding; the nearby community playground just steps away; and miles of trails ready to explore. Canyon Close is a peaceful, family-oriented street with no through traffic, located in the heart of Cougar Creek—a neighbourhood beloved for its proximity to local schools, trails, pubs, shops, and restaurants.

This is more than a home; it’s a setting for backyard barbecues, mountain adventures, and the simple, joyful moments that become lasting memories.

Built in 1994

Essential Information

MLS® #	A2245255
Price	\$1,995,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	330 Canyon Close
Subdivision	Cougar Creek
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Oven, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Pie Shaped Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	12
Zoning	R1A

Listing Details

Listing Office	Sotheby's International Realty Canada
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