

\$1,799,000 - 254 Grizzly Crescent, Canmore

MLS® #A2220345

\$1,799,000

5 Bedroom, 5.00 Bathroom, 2,408 sqft
Residential on 0.14 Acres

Cougar Creek, Canmore, Alberta

Nestled on the sought-after sunny side of Canmore, where the light lingers longer and the mountain views stretch endlessly, this exceptional mountain home combines sophisticated charm with contemporary upgrades. Backing directly into a naturally treed space with trails that lead into town, all while being bathed in natural light throughout the day, this property is a rare fusion of elegance, space, and privacy. Spanning over 3,100 square feet, this 5 bedroom, 4.5-bathroom home is an expansive retreat designed for both grand entertaining and peaceful solitude. The main living area boasts vaulted ceilings, dramatic floor-to-ceiling windows, and a wood-burning fireplace—perfect for cozy winter evenings. The architectural design floods the space with natural light while framing the majestic landscape like living art. The stylized kitchen with exposed beams, is a dream for entertainers and home chefs alike, offering quartz countertops, built-in appliances, a separate dining area, and an oversized island designed for those dinner gatherings that go on late into the night. Every detail speaks of thoughtful luxury and timeless style. The main-level primary retreat is a private haven with its own secluded deck. Upstairs, two additional bedrooms, two full bathrooms, and a must see grand family room. You will love how its panoramic views create a bright and versatile living space for family or guests. Step outside to a beautifully landscaped



backyard oasis featuring a generous stone patio, built-in grill, and a manicured lawn that backs onto a quiet treed area. With direct access to trails and all-day sunshine, this outdoor space is perfect for entertaining or unwinding in nature. The lower level, with its own separate entrance, offers flexible living options—ideal for an in-law quarters, or even a private roommate quarters. Additional features include newer shingles (2022) and exterior siding (2022), a spacious 2-car attached garage & cement driveway with parking for 5. All this in a location that combines tranquility with accessibility. This is more than a home—it’s a refined mountain lifestyle in one of Canmore’s most desirable settings. Call and book your viewing today!

Built in 1989

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220345 |
| Price | \$1,799,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,408 |
| Acres | 0.14 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 254 Grizzly Crescent |
| Subdivision | Cougar Creek |
| City | Canmore |

| | |
|-------------|------------------------|
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 1B5 |

Amenities

| | |
|----------------|-------------------------------------------------|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Master Downstairs |
| Appliances | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Built-In Range |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Other, Private Yard, Built-in Barbecue, Outdoor Grill |
| Lot Description | Backs on to Park/Green Space, Lawn, Other, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame |
| Foundation | Poured Concrete, See Remarks, Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 35 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

