

# \$1,865,000 - 254 Grizzly Crescent, Canmore

MLS® #A2220345

**\$1,865,000**

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	\$1,865,000
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, Master Downstairs, Quartz Counters, See Remarks, Separate Entrance
Appliances	Built-In Oven, Built-In Range, Dishwasher, Electric Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Built-In Refrigerator
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, Built-in Barbecue, Fire Pit, Other, Private Yard, 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, Wood, See Remarks

### Additional Information

Date Listed	May 12th, 2025
Days on Market	7
Zoning	R1

### Listing Details

Listing Office	RE/MAX Alpine Realty
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