

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

MLS® #A2199487

**\$1,400,000**

3 Bedroom, 1.00 Bathroom, 1,177 sqft

Residential on 0.15 Acres

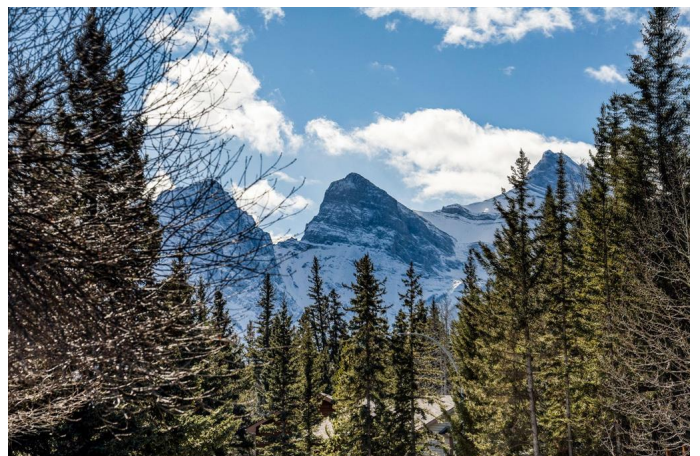
Town Centre\_Canmore, Canmore, Alberta

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	148
Zoning	R1

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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