$1,285,000 - 143 Moraine Road, Canmore

MLS® #A2222035

$1,285,000
3 Bedroom, 4.00 Bathroom, 1,411 sqft
Residential on 0.08 Acres

Avens/Canyon Close, Canmore, Alberta

Welcome to 143 Moraine Road, the home that has it all! What more could you ask for than this? A great location directly across from a park and playground? An incredible back deck with 180 degree view of the mountains, from Rundle Range to Grotto? A walkout basement with suite or space for a home based business? A double garage and RV parking? There is all this and more! Entering this home through the covered front porch, you find a comfortable family room with gas fireplace. Further on is a large kitchen with island and also a breakfast bar- the heart of the home, with upgraded appliances and pantry. Through the patio doors is this homeâ€™s crown jewel, a deck to die for, with hot tub, built in gas range BBQ, and views for days! Upstairs are two large bedrooms, the primary with walk-in closet and 4 piece en-suite bath, however the second bedroom is it even larger and also has a 4 piece bath right outside. This would be amazing for a shared living situation, or the second bedroom could be made into two-if more bedrooms were required. Downstairs is another bedroom with en-suite bath, and then through a shared laundry is another large room with kitchenette and full bath that has been rented as a studio suite, or could be a home office/business space, or other possibilities. The walk-out deck here was partially closed off for privacy with a separate BBQ area and could be again. There is also a large storage shed, and a double garage in the back. The firepit area could be un-enclosed to

use as parking for an RV or oversized vehicle, and there are two more potential parking spots against the back alley. There have been many recent upgrades to the home, including new paint and hardwood refinishing, roof (2021), tankless water heater (2019), new furnace (2019), new appliances (2019, fridge 2024, washer 2025) and all the mechanics replaced in the hot tub (2020). There is also a bus stop located close by, and an off leash dog park. Come imagine starting every day having a coffee on the deck and looking at this view; and then ending the day in the hot tub with a glass of wineâ€¦looking at this view! Check out the 3-D tour and call your realtor today.

Built in 1994

Essential Information

MLS® #	A2222035
Price	$1,285,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,411
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	143 Moraine Road
Subdivision	Avens/Canyon Close
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1J6

Amenities

Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Lighting
Lot Description	Back Lane, Low Maintenance Landscape, Views, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	28
Zoning	DC

Listing Details

Listing Office	MaxWell Canyon Creek

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