

# \$1,498,000 - 270 Lady Macdonald Drive, Canmore

MLS® #A2256376

**\$1,498,000**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.11 Acres

Avens/Canyon Close, Canmore, Alberta

Welcome to this well-maintained 4 bedroom, 3 bathroom single-family home in one of Canmore's most family-friendly neighbourhoods. With southwest-facing views and a beautiful yard, you'll enjoy sunshine and mountain vistas all year round.

Inside, the renovated kitchen is the heart of the home, while the open, bright layout creates a warm and inviting atmosphere. The fenced, flat backyard is perfect for kids, pets, or summer barbecues, complete with a storage shed and plenty of space to play. Entertain in style with a multi-level deck conveniently set off the dining area. It's large enough for a full conversation set, expanding your living space in the warm months. The lower deck is roughed in for a hot tub.

Practical features include a double-car garage and ample storage throughout. Located just a short walk from Elizabeth Rummel Elementary School, close to parks, transit, and trails, this home is perfectly positioned for growing families. The dishwasher, washer, dryer, and garage door have all been replaced in the last few months, providing confidence those large purchases have been taken care of. New hot water tank Sept 2025.

Move-in ready and full of charm, this is the ideal place to put down roots in Canmore.

Built in 1995



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256376          |
| Price          | \$1,498,000       |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,286             |
| Acres          | 0.11              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 270 Lady Macdonald Drive |
| Subdivision | Avens/Canyon Close       |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W1H8                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home              |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Lawn, Standard Shaped Lot |
| Roof              | Fiberglass                           |
| Construction      | Mixed, Stone, Vinyl Siding           |
| Foundation        | Wood                                 |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | September 16th, 2025      |
| Days on Market | 65                        |
| Zoning         | Single Family Residential |

**Listing Details**

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

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