

# \$1,565,000 - 270 Lady Macdonald Drive, Canmore

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MLS® #A2256376

**\$1,565,000**

3 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.11 Acres

Avens/Canyon Close, Canmore, Alberta

Bright Family Home with South West Views

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 large deck, 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.

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.

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	\$1,565,000
Bedrooms	3



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, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Standard Shaped Lot

Roof	Fiberglass
Construction	Stone, Vinyl Siding, Mixed
Foundation	Wood

**Additional Information**

Date Listed	September 16th, 2025
Days on Market	1
Zoning	Single Family Residential

**Listing Details**

Listing Office	RE/MAX Alpine Realty
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