

\$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
Zoning	R1

Listing Details

Listing Office	RE/MAX Alpine Realty
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