

# \$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

**\*\*OPEN HOUSE SAT MAY 24th 1:00-3:30**

**PM\*\*** 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 illegal 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 home'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 Lighting, Built-in Barbecue  
Lot Description Back Lane, Low Maintenance Landscape, Sloped Down, Views  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 16th, 2025  
Days on Market 6  
Zoning DC

### Listing Details

Listing Office MaxWell Canyon Creek

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