

# \$4,095,000 - 318 Willow Pointe, Canmore

MLS® #A2235522

**\$4,095,000**

4 Bedroom, 4.00 Bathroom, 3,161 sqft

Residential on 0.16 Acres

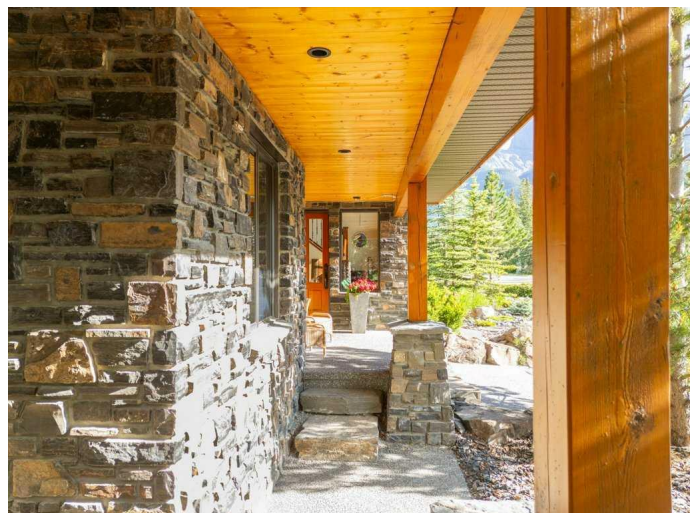
South Canmore, Canmore, Alberta

Welcome to this stunning custom mountain home, tucked away on a very private street in one of Canmore's premium and most sought-after locations. Panoramic views from the Three Sisters to the Rundle Range fill the open-concept upper level through dramatic raked windows. A striking Rundle stone fireplace anchors the spacious living and dining areas, while the chef's kitchen impresses with Wolf, Sub-Zero, and Miele appliances, granite counters, and an island bar. Step onto the wraparound deck for all-day sun and mountain vistas. The vaulted primary suite features its own view deck and spa-inspired 5-piece ensuite with steam shower and jetted tub. A second bedroom with ensuite, laundry, and powder room complete this level. The walkout lower level offers in-slab heat, a large family room with fireplace, two bedrooms, a 5-piece bath, and an office with custom built-ins. Finished with low-maintenance landscaping and extensive Rundle stone, plus an oversized, heated garage.

Built in 2004

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2235522    |
| Price     | \$4,095,000 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,161       |
| Acres          | 0.16        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 318 Willow Pointe      |
| Subdivision | South Canmore          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3K3                |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator                                                                                                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                       |
| Fireplaces        | Family Room, Gas, Living Room, Mantle, Masonry, Stone, Raised Hearth                                                                                                                                                                                    |
| Basement          | None                                                                                                                                                                                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Private Entrance |
| Lot Description   | Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Rubber                                            |
| Construction      | Stone, Wood Frame                                 |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 81             |
| Zoning         | R1             |

**Listing Details**

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

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