

\$1,967,000 - 530 Grotto Road, Canmore

MLS® #A2220101

\$1,967,000

5 Bedroom, 4.00 Bathroom, 3,027 sqft
Residential on 0.16 Acres

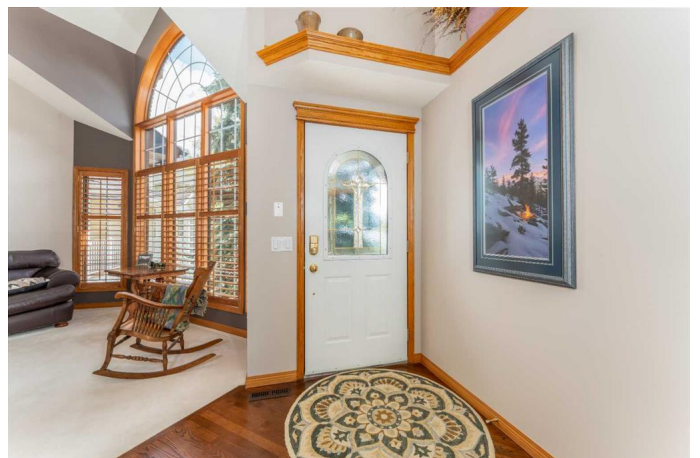
Avens/Canyon Close, Canmore, Alberta

Welcome to this exceptional 5-bedroom, 4-bathroom home offering over 3,000 sq. ft. of beautifully finished living space in one of Canmore's most established and family-friendly neighborhoods. Perfectly positioned on a rare, pie-shaped lot backing directly onto the tranquil banks of Cougar Creek, this property offers a unique blend of privacy, nature, and unobstructed views of the Rocky Mountains that must be seen to be fully appreciated.

From the moment you arrive, the home impresses with its charming curb appeal, newer roof, and mature landscaping that blends seamlessly into the natural surroundings. Step inside to discover an expansive and thoughtfully designed interior, featuring a bright open-concept main floor with newer hardwood flooring, soaring ceilings, and expansive windows that perfectly frame panoramic views stretching from the rugged cliffs of the Rundle Range to the distant peaks of Cascade Mountain.

The main living area is the heart of the home, centered around a cozy gas fireplace—ideal for relaxing after a day of exploring the nearby trails. The adjoining dining area flows effortlessly into the updated kitchen, where newer cabinets provide both style and functionality. Whether you're preparing dinner for family or entertaining friends, this space is designed to impress.

Upstairs, the primary suite offers a private retreat with awe-inspiring mountain views right



from your pillow, a spacious walk-in closet, and a spa-inspired ensuite complete with a deep soaking tub and separate shower. Three more bedrooms and a full bathroom complete the upper level, providing plenty of space for a growing family or guests.

The fully finished basement expands the living options even further with a large rec room perfect for movie nights, a home gym, or a play area, along with a fourth full bathroom and a generously sized bedroom ideal for guests or teenagers seeking their own space.

Outside, the backyard is a true mountain sanctuary. Step onto the newer composite deck and enjoy your morning coffee as you overlook Cougar Creek, and the tranquil mountain views. The beautifully landscaped yard is both picturesque and functional, perfect for summer gatherings, quiet moments of reflection, or letting kids and pets play freely. With direct access to the trail system, you can easily connect to Canmore's extensive network of hiking and biking paths right from your backyard. Located within walking distance to schools, parks, and playgrounds, and just minutes from downtown Canmore, this neighborhood offers the best of small-town charm and alpine adventure. Whether you're heading out for a day on the ski slopes or enjoying the vibrant shops, restaurants, and community events that Canmore has to offer, this location provides the perfect balance of nature and convenience. Additional highlights include a double attached garage, newer roof, and smart upgrades throughout. With its stunning lot, mountain views, and turn-key condition, this is more than a home - it's a lifestyle.

Built in 1996

Essential Information

MLS® #

A2220101

Price	\$1,967,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,027
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	530 Grotto Road
Subdivision	Avens/Canyon Close
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1J2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Conservation
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	13
Zoning	R1A Residential

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.