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18 Canyon Road
Canmore, Alberta

MLS # A2255390

$2,595,000

Division:	Canyon Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,441 sq.ft.	**Age:**	1994 (31 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Level, Reverse Pie		

Heating:	In Floor, Floor Furnace, Natural Gas	**Water:**	-
Floors:	Cork, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R1-B
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Separate Entrance, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Second Fridge, Second Stove, Stacked Washer/dryer, Furnishings and housewares in the suite.

Positioned at the pinnacle of Canyon Ridge, this exceptional mountain estate offers privacy, space, and versatility—all in one breathtaking package. The main residence boasts 5 spacious bedrooms and 4 bathrooms, thoughtfully designed for both everyday comfort and elegant entertaining. Above the detached garage, a fully self-contained 1-bedroom legal suite provides the perfect space for guests, extended family, or rental income. At the heart of the home, a chef-inspired kitchen features high-end built-ins and ample room to gather—whether it's a lively kitchen party around the oversized island or a formal dinner in the sophisticated dining room. Sunlight pours into the dedicated main floor office, creating an inspiring work-from-home environment with serene views. Downstairs, a generous lower level includes multiple flexible spaces—ideal for a media room, gym, or creative studio. Set at the very end of a quiet street, this property offers true seclusion and direct access to hiking and biking trails right from your doorstep. It’s not just a home—it’s a lifestyle nestled in nature. Note: no short term rentals permitted.

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