


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)		

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.