

**226 Lady MacDonald Drive**  
**Canmore, Alberta**

**MLS # A2301104**



**\$1,550,000**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private, Treed, View		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Dry Bar, High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** Basement appliance, including stove, dishwasher

Experience the best of Canmore living in this beautifully maintained bright and sunny 6-bedroom home, perfectly positioned to capture unobstructed views of the Three Sisters. Offering comfort, style, and flexibility, this property features hardwood flooring throughout the main and upper levels, heated floors in select bathrooms, a landscaped backyard with a pond, outdoor firepit, and movable greenhouse, plus a separate-entry 2-bedroom basement suite with its own kitchen, living area, storage rooms which has good potential as a mortgage helper. The main level is bright and welcoming, with vaulted wood ceilings, large picture windows, and an open-concept layout designed to showcase the mountain views. The kitchen is well appointed with solid wood cabinetry, stainless steel appliances, and seamless access to the dining area and back deck, making it ideal for everyday living and entertaining. The chimney is roughed in to make future fireplace addition easy. (see renders) With 4 bedrooms in the main home and a 2-bedroom suite below, this property offers excellent versatility for extended family, guests, or additional income potential. The sunny south-facing orientation may also offer good potential for solar installation, and the backyard includes a power distribution point that could support a future hot tub install. Ideally located near trails, schools, and downtown Canmore, this is a rare opportunity to own a spacious mountain home in one of Canmore's most desirable neighborhoods.