

# \$1,485,000 - 317 Pioneer Road, Canmore

MLS® #A2269334

**\$1,485,000**

4 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.13 Acres

Cougar Creek, Canmore, Alberta

Spacious single family home with garage and back yard. Nestled on the sunny side of the valley, this thoughtfully designed split-level property offers four bedrooms and generous space for a growing family. Vaulted ceilings and abundant natural light create a bright, welcoming atmosphere. The open layout flows seamlessly from the main living area through the kitchen and French doors into a cozy family room with access to the back deck. Just a few steps up, youâ€™ll find three bedrooms and a full bathroom, each with stunning views from every window. The large finished basement provides additional living space with a recreation room, an extra bedroom, a full bathroom and a spacious storage area. An attached two-car garage and beautifully fenced yard make this the perfect home for family living and entertaining guests. Located in a desirable, family-friendly neighbourhood, just steps from Elizabeth Rummel School and close to numerous hiking and biking trails.

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269334    |
| Price          | \$1,485,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,340       |



|            |               |
|------------|---------------|
| Acres      | 0.13          |
| Year Built | 1988          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 3 Level Split |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 317 Pioneer Road       |
| Subdivision | Cougar Creek           |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 1E8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, See Remarks                                 |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning                                                                   |
| Has Basement      | Yes                                                                            |
| Basement          | Partial                                                                        |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other                                                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding                                                               |
| Foundation        | Wood                                                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 7                  |
| Zoning         | R1                 |

**Listing Details**

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

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