

\$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	5
Zoning	R1

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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