

# \$925,000 - 46 Grotto Way, Canmore

MLS® #A2251161

## \$925,000

3 Bedroom, 3.00 Bathroom, 1,170 sqft  
Residential on 0.11 Acres

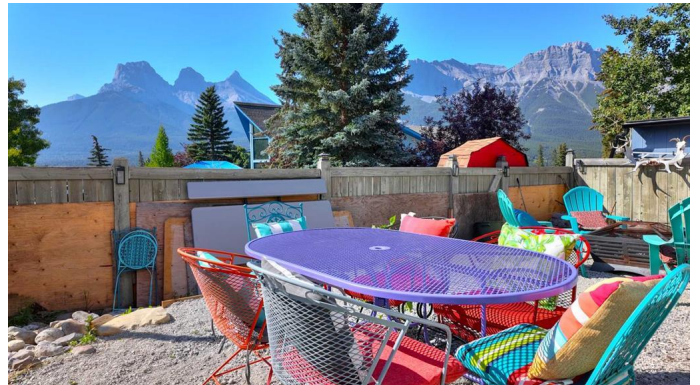
Grotto Mountain Village/Glacier, Canmore,  
Alberta

46 Grotto Way, a rare opportunity in Canmore's highly desirable Grotto Mountain Village. This spacious 2-level home spans 2,340 sq ft (total) and combines versatility, natural light, and incredible views into one inviting package. Offering 3 bedrooms, 3 full bathrooms, and a den, it's well suited for families, weekenders, or anyone seeking a home with income potential.

Inside, thoughtful details enhance everyday living. The main kitchen is filled with sunshine thanks to a skylight, while the open living spaces are oriented to showcase breathtaking vistas of the Three Sisters, Grotto Mountain, and Mount Lawrence Grassi. Each window seems to frame the surrounding peaks, making the mountain backdrop a constant part of life at home.

Downstairs, the self-contained suite offers tremendous flexibility. The suite includes its own full kitchen with extensive cabinetry, full-size appliances, and space for a dining table, creating a comfortable and private living environment. Whether used for extended family, visiting guests, or as a rental, this level significantly enhances the home's functionality and value.

The outdoor spaces are equally impressive. A south-facing backyard ensures sunlight throughout the day and opens up to wide



panoramic views. The private patio and covered porch invite you to enjoy morning coffee against the backdrop of the peaks, or entertain friends while the sun sets over the valley.

Practicality hasn't been overlooked: parking for up to 4 vehicles provides ample room for family and visitors, while the quiet streets of Grotto Mountain Village offer a friendly neighbourhood atmosphere. From here, trails, parks, and schools are close at hand, and downtown Canmore is just minutes away for shops, cafés, and amenities.

46 Grotto Way is more than just a home – it's a place where flexibility, comfort, and iconic mountain scenery come together. This property delivers the quintessential Canmore lifestyle, with space for family, income potential, and views that will inspire you every day.

Built in 1995

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2251161       |
| Price          | \$925,000      |
| Bedrooms       | 3              |
| Bathrooms      | 3.00           |
| Full Baths     | 3              |
| Square Footage | 1,170          |
| Acres          | 0.11           |
| Year Built     | 1995           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|         |               |
|---------|---------------|
| Address | 46 Grotto Way |
|---------|---------------|

|             |                                 |
|-------------|---------------------------------|
| Subdivision | Grotto Mountain Village/Glacier |
| City        | Canmore                         |
| County      | Bighorn No. 8, M.D. of          |
| Province    | Alberta                         |
| Postal Code | T1W1J9                          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                            |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s)                    |
| Lot Description   | Back Yard, Few Trees, Landscaped, Private, Treed, Views |
| Roof              | Asphalt Shingle                                         |
| Construction      | See Remarks                                             |
| Foundation        | Other                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 21                |
| Zoning         | MHR               |

### Listing Details

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

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