

\$2,595,000 - 18 Canyon Road, Canmore

MLS® #A2255390

\$2,595,000

6 Bedroom, 5.00 Bathroom, 3,441 sqft

Residential on 0.20 Acres

Canyon Ridge, Canmore, Alberta

Positioned at the pinnacle of Canyon Ridge, this exceptional mountain estate offers privacy, space, and versatility—all in one breathtaking package.

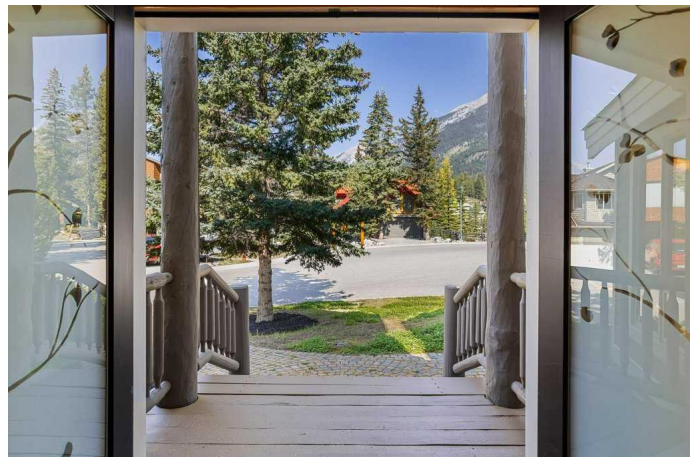
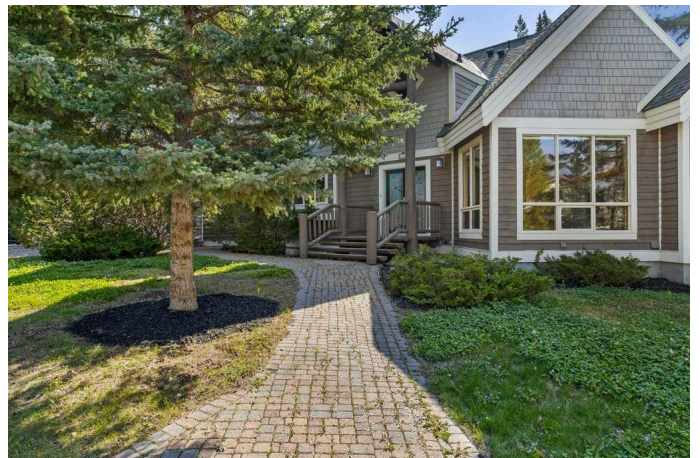
The main residence boasts 5 spacious bedrooms and 4 bathrooms, thoughtfully designed for both everyday comfort and elegant entertaining. Above the detached garage, a fully self-contained 1-bedroom legal suite provides the perfect space for guests, extended family, or rental income.

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.

Built in 1994



Essential Information

MLS® #	A2255390
Price	\$2,595,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,441
Acres	0.20
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	18 Canyon Road
Subdivision	Canyon Ridge
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Separate Entrance, Stone Counters, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	In Floor, Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Family Room, Living Room, Wood Burning
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Balcony, Private Yard
-------------------	-----------------------

Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Level, Views, Reverse Pie Shaped Lot
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Wood Frame, Wood Siding
--------------	-------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 16th, 2025
-------------	----------------------

Days on Market	27
----------------	----

Zoning	R1-B
--------	------

Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.