

22 Fortress Mountain Way Exshaw Alberta

$949,000

Exshaw Home with Subdividable Lot and Garden Privacy. This single-family home in a mature Exshaw neighbourhood offers exceptional privacy, mountain views and wide-ranging potential. Surrounded by mature trees, the backyard feels like your own private nature reserve. With a 14,800 sq ft (124x120 ft) this is an opportunity for a prime holding property with subdivision options to 3 lots, with MD approval. Enjoy the home for full time living, an enviable weekend place or for healthy rental income in the meantime. Featuring 5 bedrooms + Den, 3.5 bathrooms and extensive living space, the home is well suited to families of all sizes or those seeking more space and privacy. For the visionary, the renovation potential is evident, by updating, creating a secondary suite (subject to approval), or adding a detached garage with suite. Build a legacy that keeps the family together. Retain the existing home, while subdividing part of the lot to create a new homesite for the next generation.Exshaw is the best kept secret & a growing popular choice. Offering quality hiking & biking trails, a close-knit family-oriented community with a charming small-town feel. At a fraction of Canmore pricing and only a 12-minute drive away, this home represents a rare opportunity in today's market. (id:6769)

Storage 4.08 Ft x 7.42 Ft
Office 14.67 Ft x 7.50 Ft
Bedroom 10.83 Ft x 9.08 Ft
Laundry room 7.25 Ft x 13.00 Ft
3pc Bathroom 7.67 Ft x 6.75 Ft
Den 11.17 Ft x 11.83 Ft
Recreational, Games room 20.33 Ft x 20.50 Ft
Living room 14.17 Ft x 18.67 Ft
Dining room 9.00 Ft x 11.75 Ft
Kitchen 8.00 Ft x 10.42 Ft
Breakfast 12.25 Ft x 8.17 Ft
Sunroom 10.00 Ft x 20.58 Ft
Family room 13.25 Ft x 20.75 Ft
Other 12.33 Ft x 10.92 Ft
Storage 15.00 Ft x 11.42 Ft
Bedroom 12.33 Ft x 10.92 Ft
2pc Bathroom 3.08 Ft x 6.33 Ft
Primary Bedroom 13.33 Ft x 12.42 Ft
3pc Bathroom 5.42 Ft x 7.33 Ft

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