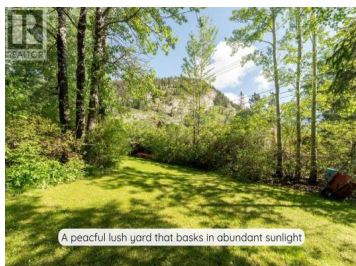




**22 Fortress Mountain Way Exshaw Alberta**

**\$949,000**

Welcome to  
**22 Fortress Mountain Way**



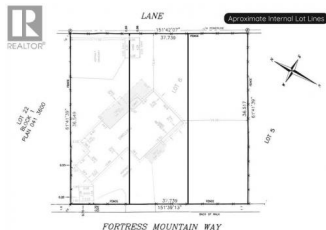
A peaceful lush yard that basks in abundant sunlight



Located in a quiet Rocky Mountain town on the East edge of Canmore AB



This home offers exceptional space, privacy, and potential



Or just appreciate the natural space from the comfort of your backyard gazebo



The generous yard space with multiple garden areas will be enjoyed by the green-thumb in the family

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)

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