

\$999,500 - 11 Mt McGillivray Drive, Exshaw

MLS® #A2248657

\$999,500

5 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.22 Acres

NONE, Exshaw, Alberta

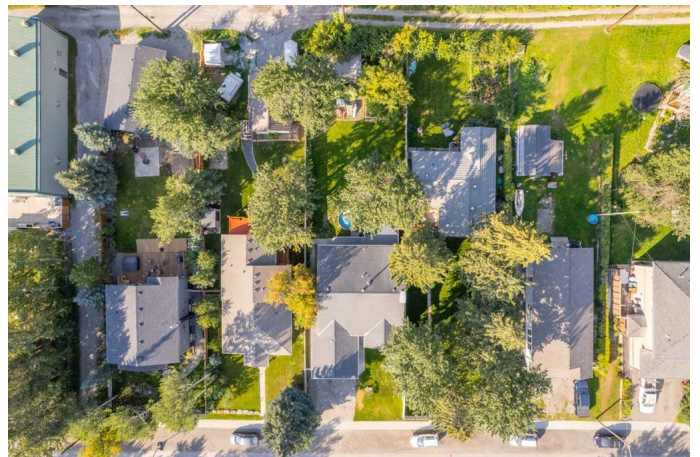
Welcome to your mountain retreat in the heart of the Bow Valley!

This spacious 5-bedroom, 3-bathroom home is designed for both family living and entertaining, offering comfort, functionality, and breathtaking views in every direction. Recently renovated, the property features beautiful hardwood flooring throughout, a modernized open-concept kitchen and dining area with new countertops and backsplash, and oversized bay windows that flood the home with natural light while showcasing panoramic mountain scenery.

With two generous living spaces—a bright front living room and a cozy family room—there's room for everyone to spread out or come together. The primary bedroom includes a walk-in closet and private ensuite, while the additional bedrooms are perfectly suited for children, guests, or a home office setup.

Car enthusiasts, hobbyists, or anyone needing extra storage will appreciate the oversized double garage, recently upgraded with epoxy flooring, built-in storage, and a workbench. Storage doesn't stop there—this property includes an outdoor shed and an abundance of space both inside and out, so everything has its place.

Step outside to discover an expansive backyard oasis, ideal for kids, pets, or simply soaking up the mountain air. A raised deck with gazebo sets the stage for summer barbecues and quiet evenings under the stars.



The yard is large enough to host gardens, play areas, or even just plenty of room to roam. Set in a friendly neighborhood just 10 minutes outside Canmore, this property offers small-town community charm with convenient access to all the amenities, recreation, and adventure the Bow Valley is known for. It's the kind of home that's hard to come by—move-in ready, thoughtfully updated, and brimming with potential for your family's next chapter. Whether you're raising kids, love to entertain, or simply want more breathing room in the mountains, this home truly checks all the boxes.

Built in 1990

Essential Information

MLS® #	A2248657
Price	\$999,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	0.22
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	11 Mt McGillivray Drive
Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 2C0

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, On Street, Single Garage Attached, Workshop in Garage
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, Jetted Tub, Pantry, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Built-In Electric Range, Built-In Refrigerator, Built-In Range, Built-In Oven, Electric Water Heater, Garburator
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Electric, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Crawl Space

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Awning(s), Fire Pit, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	34
Zoning	R1

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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