# \$775,000 - 3, 36 Windridge Road, Exshaw

MLS® #A2262595

## \$775,000

3 Bedroom, 4.00 Bathroom, 1,311 sqft Residential on 0.07 Acres

NONE, Exshaw, Alberta

Welcome to this bright and beautifully designed end-unit townhouse offering over 1,900 sq ft of versatile living space in one of Canmore's most family-friendly suburb communities called Exshaw. Backing onto nature and steps from scenic trails, parks, and schools, this 3-level home is the perfect blend of comfort, style, and value. The main floor features a sun-filled open living room, ideal for both everyday living and entertaining. The main floor also has a very convenient 2 pc bath right off the living room. Enjoy stunning mountain views, large windows, and a charming kitchen that flows seamlessly into the warm dining area. Upstairs, you'II find 3 spacious bedrooms and 2 full bathrooms, including a bright primary suite. The fully developed lower level offers a private space ideal for a roommate, guest suite, or use as the family theatre or rec-room. The lower level also has its own full bathroom, and numerous other creative options. With 4 bathrooms in total, there's room for everyone. Outside, the fully fenced backyard provides a peaceful retreat with room to relax or play, and the attached single garage adds everyday convenience. With direct access to nature, schools, and amenities, this home offers exceptional livability and value. Call to book a viewing today!







Built in 2005

#### **Essential Information**

MLS® # A2262595 Price \$775,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,311
Acres 0.07
Year Built 2005

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 3, 36 Windridge Road

Subdivision NONE
City Exshaw

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T0L 2C0

## **Amenities**

Amenities Parking

Parking Spaces 3

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, See

Remarks, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Fire Pit, Other, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard,

Lawn, Private, Views, Irregular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed October 8th, 2025

Days on Market 27

Zoning R-3

# **Listing Details**

Listing Office RE/MAX Alpine Realty

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