

# \$1,195,000 - 11 Mt McGillivray Drive, Exshaw

MLS® #A2248657

**\$1,195,000**

5 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.22 Acres

NONE, Exshaw, Alberta

This 5-bedroom, 3-bathroom property is made for family living and entertaining. With both a spacious family room and a bright living room, there's no shortage of places to relax or host a crowd. The open-concept kitchen and dining area make everyday life feel easy and connected.

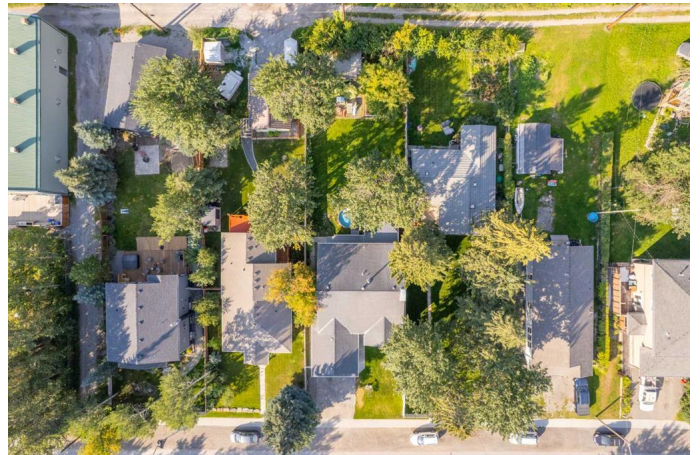
Step outside and you'll find a massive backyard – plenty of room for kids, pets, gardens, or just soaking up the mountain air. The raised deck and gazebo are perfect for summer evenings, while the oversized garage and abundant storage space mean everything has a place (finally!).

Tucked into a great little neighborhood, this home offers the kind of space and lifestyle that's hard to come by in town. Whether you're raising a family, love to host, or just want room to breathe, this one checks all the boxes.

Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248657    |
| Price          | \$1,195,000 |
| 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 | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Built-In Electric Range, Electric Water Heater, Garburator                              |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Electric, Gas, Mantle, Stone, Recreation Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Crawl Space   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s), Fire Pit, Garden, Private Entrance, Private Yard, 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 | 3                   |
| Zoning         | R1                  |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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