

# \$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.

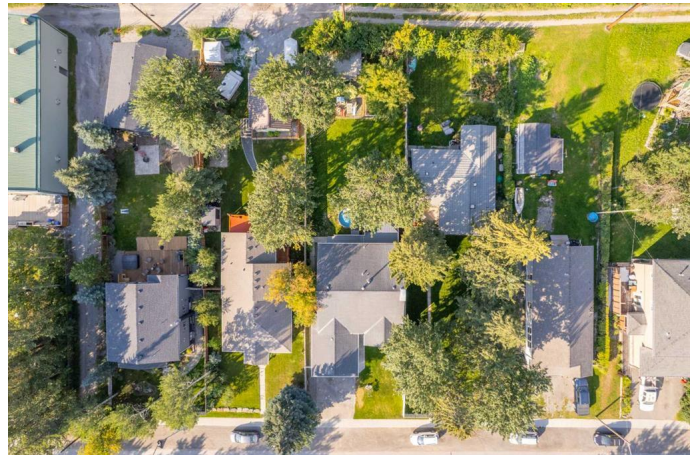
Step outside and you'll find a massive backyard — plenty of room for kids, pets, gardens, or just soaking up the mountain air. The raised deck and gazebo are perfect for summer evenings, while the oversized garage and abundant storage space mean everything has a place (finally!).

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 Electric Range, Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Electric Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Mantle, Basement, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage, Awning(s)
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	9
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.