



GRASSROOTS
REALTY GROUP

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126 Cougar Point Road E
Canmore, Alberta

MLS # A2249126



\$1,076,000

Division:	Cougar Creek		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,806 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Low Maintenance		

Heating:	Baseboard, Electric, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Hot Tub

This fantastic Half Duplex is located on the Sunny side of Canmore and offers a spacious footprint with amazing views. The trail system is just outside your backyard and the main living areas have beautiful south facing views. After a day filled with outdoor activities enjoy the fenced backyard and an evening fire after a nice soak in the immaculate Hot Tub that's included in purchase. The upper two floors offer 3 bedrooms and 1 bathroom with a beautiful wood burning Riverstone fireplace. The lower floor contains a fully self contained suite with 1 bedroom and bathroom. Its a great way to host family or generate revenue with tenants.