



**100 Settler Way
Canmore, Alberta**

MLS # A2297040



\$1,325,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	3 Level Split		
Size:	991 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N.A

Set on a desirable corner lot on the sunny side of the valley, this Cougar Creek home offers exceptional mountain views from nearly every window and a location that's hard to beat just minutes from schools, trails, parks, and local shops. The open-concept main level is filled with natural light, featuring warm hardwood flooring, a slate entry, and a cozy gas fireplace that anchors the living space. The layout flows seamlessly for both everyday living and entertaining. This split-level design has just over 1,900sqft of living space and provides flexibility for growing families. Just above the main living area are two well-sized bedrooms and a full bathroom. On the lower level, you'll find a third bedroom, laundry, and an additional 3-piece bathroom. One level further down, a spacious family room with a second gas fireplace offers the perfect retreat, along with a versatile flex space ideal as a fourth bedroom, home office, or guest area. The backyard is a true highlight—thoughtfully designed with a charming gazebo and firepit area, creating an inviting space to relax or entertain. A large storage shed provides ample room for bikes, gear, and tools, while the side parking pad accommodates up to three vehicles. A well-rounded home in one of Canmore's most sought-after neighbourhoods, offering space, views, and lifestyle all in one.