



GRASSROOTS
REALTY GROUP

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**342 Hoodoo Crescent
Canmore, Alberta**

MLS # A2118777



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Pie Shape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RS1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, High Ceilings, Pantry, Recessed Lighting, Skylight(s), Smart Home, Vaulted Ceiling(s), Wired for Data, Wired for Sound, Wood Windows		
Inclusions:	n/a		

For additional information, please click on Brochure button below. In Canmore: A stunning residence nestled on the sun-drenched side of Cougar Creek. This meticulously cared-for home boasts 2 stories above grade and an additional 2 stories below grade. Encompassing 2240 square feet of living space. With four bedrooms and an additional 2 bonus rooms (rec rooms). 2.5 baths, an inviting study with a projector, a well-appointed office, and a convenient laundry room, every inch of this property exudes comfort and functionality. Entertain in style in the family room, equipped with a projector, screen, and immersive surround sound, all seamlessly integrated with the Control4 automation system. Outside, a spacious 24x20 foot detached garage awaits, complete with a gas heater and full insulation, complemented by a generous 75-foot driveway. Enjoy the outdoors with ease thanks to the low-maintenance landscaping surrounding this exceptional home.