



**130 Settler Way
Canmore, Alberta**

MLS # A2123844



\$1,358,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	911 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Front Drive, Garage Faces Front, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Rectan		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

At virtually the highest point in Cougar Creek, the views & lot position of this 3 bed, 2 bath property with "Nanny" space & oversized garage is unparalleled in the area & sure to grow in value over time. On a very low density reach of Settler Way, this area is "gentrifying", with fine homes closeby. Inside, the main level open plan kitchen, dining & living area are anchored with a cozy fireplace, eating bar & deck, plus 2 bedrooms & bath. A lower level is the ideal place for guests or an older child, with living area, eat-in kitchen, bedroom, bath & sauna. A garage with 220 wiring, gas & sprawling 20x30 floor area offers room for hobbies, a business, cars & toys. Fenced around 3 sides, the yard provides a private, safe oasis for children & pets. Current lot space may see a garden suite added. A short walk to downtown, steps or pedal strokes to amazing trails, a bakery, convenience store & cafe; just up the street - the proximity to the Best of Canmore is unrivalled.