



GRASSROOTS
REALTY GROUP

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167 Cougar Point Road
Canmore, Alberta

MLS # A2129051



\$1,499,900

Division:	Cougar Creek		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,647 sq.ft.	Age:	1990 (34 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

This stunning 2200 sqft, single-family home boasts 6 bedrooms, 4 bathrooms, with a newly converted LEGAL 2 BEDROOM BASEMENT SUITE, offering ample space for your family and guests. Upon entering, you'll be greeted by vaulted ceilings and an open-concept layout on the main floor, adorned with hardwood floors and a cozy fireplace. The kitchen, living room, and dining area seamlessly flow together, providing the perfect space for entertaining or relaxing after a day of outdoor adventure. Upstairs, the hardwood floors continue throughout three sizable bedrooms, including a spacious master bedroom complete with a 3 peice ensuite bathroom and a large deck showcasing stunning south-facing views of the Three Sisters, Ha Ling, and the Rundle mountain range. Additionally, the newly renovated legal basement suite offers the ideal space for guests or potential rental income, complete with brand new gourmet appliances and its own private entrance. Located in a sought-after family neighborhood, this home provides easy access to hiking trails, parks, and all the amenities Canmore has to offer.