



GRASSROOTS
REALTY GROUP

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3 Cougar Court Canmore, Alberta

MLS # A2140457



\$1,485,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,901 sq.ft.	Age:	1990 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Views		

Heating: High Efficiency, Fireplace(s), Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Cedar Shake

Basement: Finished, Full, Walk-Out To Grade

Exterior: Mixed

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: r1

Utilities: -

Inclusions: none

Tucked into a quiet cul de sac with 360 degree Mountain Views this is a coveted location amongst locals . Just shy of 3000 sq. ft . this spacious mountain home is set on a large pie shaped lot ,offering an abundance of privacy with mature trees and a fenced yard. Inside, discover the potential in its bright and airy layout featuring 5 spacious bedrooms 3 baths , a sunny breakfast nook,, 3 sided wood burning fireplace and ample opportunity for updates to make it your perfect family home.. The lower level is home to 2 additional generously sized bedrooms , a second living room with wetbar as well as a walk out to the massive covered deck and large yard The property includes a double attached heated garage and is positioned close to trails and pathways that provide easy access to downtown. This inviting bungalow is close to schools and community amenities, making it an ideal location for family living. Don't miss out on the endless possibilities this beautiful property has to offer!