



**GRASSROOTS**  
REALTY GROUP

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**3, 1000 Cougar Creek Drive  
Canmore, Alberta**

**MLS # A2141405**



**\$1,429,000**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,913 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Asphalt, Assigned, Front Drive, Garage Door C		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Space Heater	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 2,160
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Manufactured Floor Joist, Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows		
<b>Inclusions:</b>	N/A		

Remember your first time? The excitement continues with this opulently and excessively upgraded 4 bed, 4 bath home being offered to the public market for the first time. Renovated extensively since 2015, essentially placing this homes effective age at 9 years. Beginning with the replacement of the front stairs and stairs landing in 2015, then the mechanical, all flooring and upgraded kitchen and bathrooms followed in 2016. Of course, all appliances at this time too. West facing triple pane windows and doors with internal shutters followed in 2017. Shingle and skylight replacement were completed in 2022 and 2023. This jewel in the Rockies must be seen to be understood and appreciated. Call your Agent of choice to view.