



516, 1080B Cougar Creek Drive SE  
Canmore, Alberta

MLS # A2176255



**\$947,000**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Low Maintenance		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Soaking Tub		
<b>Inclusions:</b>	N/A		

This meticulous renovation will have you enthralled the moment you walk in the door. The attention to detail and quality of craftsmanship is evident. A welcoming modern space that captures the best that Canmore has to offer. With beautiful mountain views and large evergreen trees surrounding the property. This is a safe well established neighbourhood that is close to schools, parks, trails, bus stops, local restaurants and convenience stores. This 4 bedroom - 4 level home has so many upgrades and 2 separate patio spaces. It's just a short bike or walk to the Downtown core. The single car garage offers ample storage for all your mountain gear.