



**104 Kodiak Road
Canmore, Alberta**

MLS # A2293502



\$1,395,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Visit REALTOR® website for additional information. Refined Bungalow Living in the Heart of Cougar Creek Perfectly positioned on the sought-after sunny side of Cougar Creek, this beautifully maintained bungalow offers the rare comfort of true single-level living in a quiet, established neighborhood. Thoughtfully cared for and professionally maintained throughout the years, this home is impeccably kept and completely move-in ready. Spanning over 1,295 square feet on the main level, the home welcomes you with an impressive sense of space and light. The expansive living room is a true centerpiece, featuring large windows that frame unobstructed mountain views, creating a stunning natural backdrop for everyday living and entertaining alike. The well-designed main floor offers three spacious bedrooms, one ensuite and another 4 piece bathroom, providing both comfort and functionality. The layout flows effortlessly, delivering the ease and convenience that only a bungalow can offer. A double attached garage with direct interior access adds everyday practicality, while the full undeveloped basement – already roughed-in – presents exceptional future potential, allowing the next owner to design additional living space tailored to their lifestyle. Step outside to a fully fenced backyard oasis, offering privacy, sunshine, and ample space for relaxing, gardening, or hosting summer gatherings. Set in a quiet, highly desirable location, this property combines mountain views, generous space, meticulous upkeep, and the increasingly rare bungalow layout. Homes like this do not come to market often – a refined opportunity to enjoy comfortable living today with exciting potential for tomorrow.