



GRASSROOTS
REALTY GROUP

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**3, 1050 Cougar Creek Drive
Canmore, Alberta**

MLS # A2295346



\$924,999

Division:	Cougar Creek		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,260 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island		

Inclusions: N/A

Visit REALTOR® website for additional information. Discover bright, modern living in this beautifully renovated Cougar Creek townhouse, perfectly positioned to capture sweeping mountain vistas. From the sunny southwest-facing balcony, enjoy an unobstructed panorama of Canmore's most iconic peaks—your daily reminder that you're living somewhere truly special. Set in a family-friendly neighbourhood, this home offers the best of convenience and lifestyle. You're just steps from local schools, parks, and cafés, with downtown Canmore and Elevation Place a short, scenic walk away. The community trail system runs directly behind the development, providing instant access to walking and biking paths for year-round adventure. Inside, the thoughtful layout features three bright bedrooms on the upper level—ideal for a growing family, dedicated office space, or hosting guests. The lower level offers a versatile family room with direct access to a generous single-car garage. With parking for multiple vehicles including the garage, driveway, and ample on-street space, practicality is built right in. The renovated kitchen is a standout, showcasing warm butcher block countertops, stainless steel appliances, and a bonus beverage fridge—perfect for entertaining or everyday ease. Move-in ready and surrounded by everything Canmore has to offer, this home delivers stunning views, modern comfort, and unbeatable location.