



GRASSROOTS

REALTY GROUP

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**216 Cougar Point Road
Canmore, Alberta**

MLS # A2298547



\$2,150,000

Division:	Cougar Creek		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,958 sq.ft.	Age:	1991 (35 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Treed, Views		

Heating:	Boiler, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, High Ceilings, Natural Woodwork, Open Floorplan, Primary Downstairs, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to a truly rare offering on the coveted sunny side of Canmore—where mountain living meets space, light, and lifestyle in perfect balance. Set on an expansive property with breathtaking mountain views, this nearly 3,000 square foot home is designed for those who want room to live, grow, and fully embrace the Rocky Mountain experience. From the moment you arrive, the pull-through driveway, carport, and attached double garage offer both convenience and ample space for family vehicles, guests, and all your outdoor gear. There’s even a separate side driveway ideal for RV parking—perfect for adventure-ready homeowners. Step inside and you’re immediately welcomed by a sense of openness and light. The upper living space features soaring cathedral ceilings and an open-concept design that invites connection and comfort. At its heart stands a striking two-sided stone fireplace—anchoring both the living and dining areas with warmth and character. The large, family-style kitchen is made for gathering, whether it’s casual breakfasts before a day on the trails or lively dinners with friends and family. Just off the living room, a sun-soaked sunroom offers a peaceful retreat to sip your morning coffee or unwind as the sun sets behind the peaks. The outdoor living is just as impressive, with upper and lower wrap-around decks that maximize both sun exposure and panoramic views. The backyard is inviting, offering endless opportunities for entertaining, relaxing, or simply enjoying the sun and fresh mountain air. The home’s layout is ideal for families or those who love to host. The main entrance level features three spacious bedrooms, an office/den, and two bathrooms, providing comfort, functionality, and privacy. Downstairs, the fully developed basement

adds even more living space, with two additional bedrooms, a bathroom, a large recreation room, and a classic wet bar—perfect for movie nights, game days, or hosting extended overnight guests. With five bedrooms plus a dedicated office or den, this home easily adapts to your needs—whether working remotely, raising a family, or accommodating visitors. Located so close to hiking and biking trails, and within walking distance to town and shopping, this property offers the best of both convenience and adventure. Year-round, you’ll have access to world-class Rocky Mountain experiences right outside your door—from skiing and snowshoeing in winter to hiking, biking, and exploring in the warmer months. This is more than just a home—it’s a lifestyle defined by space, sunlight, and the majestic Rocky Mountains. Call and view today