



310, 1080C Cougar Creek Drive  
Canmore, Alberta

MLS # A2308351



**\$644,900**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Electric, Natural Gas

**Water:** Public

**Floors:** Carpet, Linoleum

**Sewer:** Public Sewer

**Roof:** -

**Condo Fee:** \$ 627

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R4

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters, Open Floorplan

**Inclusions:** NA

This bright and well-maintained two-bedroom, two-bathroom condo in Cougar Creek offers an open-concept layout with unobstructed mountain views and an abundance of natural light. The sunny west-facing living room captures afternoon and evening sun, featuring a corner gas fireplace and access to a spacious view deck overlooking the surrounding peaks. The generous primary bedroom includes a three-piece ensuite, while the second bedroom is ideally located near the four-piece main bathroom, along with in-suite laundry and storage. Offering original finishes throughout, this home presents a fantastic opportunity to enjoy as-is or personalize to your own style over time. Included are one heated underground parking stall and a storage locker. Located in a quiet complex with a games room and outdoor hot tub, this property is ideal for full-time living or a mountain retreat.