



# GRASSROOTS

REALTY GROUP

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146 Cougar Point Road  
Canmore, Alberta

MLS # A2312969

## \$1,538,000



<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** Hot tub

Spacious 4-bedroom raised bungalow located in a fantastic family-friendly neighborhood, just a short walk to town! The bright and open-concept main floor features 3 bedrooms, a 4-piece main bath, and a private 3-piece ensuite. Enjoy stunning mountain views from the kitchen, living and dining room, with direct access to a spacious deck -- perfect for entertaining or relaxing. The fully finished walkout lower level offers a large family room, an additional bedroom, full bathroom, and a generous pantry/storage area, providing plenty of space for growing families or guests. Step outside to the huge backyard oasis featuring breathtaking views, a hot tub, and a fire pit area ideal for year-round enjoyment. Complete with an attached double car garage, this home offers comfort, space, and an unbeatable location.