



**117 Kodiak Road  
Canmore, Alberta**

**MLS # A2324057**



**\$1,399,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cougar Creek   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,246 sq.ft.   | <b>Age:</b>   | 1983 (43 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Insulated, Parking Pad, RV Access |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, Rectangular Lot, Views                    |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home |                   |    |

**Inclusions:** Second Fridge

Offered for the first time on the market, this charming bungalow has been lovingly maintained by its original owner since it was built. Meticulous care and pride of ownership are evident from the moment you step inside. With 4 bedrooms, 3 baths, 2 woodburning stoves, 1 oversized single garage, and a vegetable garden complete with south views & sunshine, this has it all. With over 2,300 sq. ft. of developed living space, this home offers comfort, security, and exceptional flexibility for years to come. The main level features three bedrooms and 1.5 bathrooms, while the lower level includes a fourth bedroom, office, laundry area, spacious family room, and a summer kitchen setup—ideal for extended family, guests, or future possibilities. A convenient side entrance provides separate access to both levels and is just steps from the generous detached garage. Outside, the fully fenced backyard enjoys sunny southern exposure, mountain views, and plenty of space for gardening, including a thriving vegetable garden. Nestled in a quiet corner of Cougar Creek, this desirable location is cherished for its proximity to the elementary school, nearby amenities, and easy access to an extensive network of hiking and biking trails—all while maintaining the peace and privacy of a well-established residential neighbourhood.