



GRASSROOTS
REALTY GROUP

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209, 1080C Cougar Creek Drive
Canmore, Alberta

MLS # A2328844



\$749,000

Division:	Cougar Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Fireplace(s), Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 627
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: None

This bright and spacious corner unit is beautifully renovated. Ask for the list of upgrades. A wall of windows fills the living and dining area with natural light and offers beautiful mountain views. A toasty gas fireplace in the living room with it's own thermostat heats the entire apartment. Both bathrooms have been fully renovated with a modern & comfortable style. The west-facing deck with a propane BBQ is the perfect place to enjoy the warm afternoon sun and mountain views. The unit comes with one heated underground parking stall, a storage locker for your outdoor gear and separate storage for bikes and winter tires. Residents can also enjoy the recreation amenities which includes a lounge with a fireplace piano and pool table, and an outdoor hot tub that's open during the winter months. Additional outdoor parking stalls can be rented if available.