



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**213 Lady MacDonald Drive  
Canmore, Alberta**

**MLS # A2329933**



**\$1,550,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cougar Creek                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,244 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> | 0.15 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind |               |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Concrete, Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1A

**Utilities:** -

**Inclusions:** n/a

Welcome to a rare opportunity in Cougar Creek, one of Canmore's most established and family-oriented neighbourhoods. Tucked away on a quiet street known for its friendly, full-time residents, this detached 4-bedroom, 3-bathroom home offers the space, privacy, and flexibility that are becoming increasingly difficult to find. The heart of the home is the recently renovated kitchen, complemented by updated bathrooms that bring a fresh, modern feel throughout. Bright and functional living spaces make it easy to enjoy everyday life while taking full advantage of the surrounding mountain setting. One of the standout features is the exceptional outdoor space. The large, fully fenced backyard backs onto a peaceful treed area, creating a natural buffer between the property and the nearby baseball diamonds. It's a unique setting that provides privacy, room for kids and pets to play, and a tranquil backdrop that's rarely available in Canmore. The expansive rear deck is perfectly positioned to capture sunshine throughout the day while offering beautiful mountain views in every direction. At the front of the home, a covered porch overlooks the landscaped front lawn, providing another inviting space to relax and connect with the neighbourhood. Downstairs, the spacious lower level offers tremendous flexibility. With a generous recreation area, one bedroom, a full bathroom, laundry, and walkout access to the backyard, the layout is well suited for future suite development, making it an excellent opportunity for additional rental income or a mortgage helper. Whether you're searching for a forever family home, a property with income potential, or simply a detached home with one of the best backyard settings in Cougar Creek, this property delivers a combination of lifestyle, location, and opportunity that's hard to match.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of GRASSROOTS REALTY GROUP . Information is believed to be reliable but not guaranteed.