



GRASSROOTS
REALTY GROUP

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106, 1080c Cougar Creek Drive
Canmore, Alberta

MLS # A2345934



\$689,000

Division:	Cougar Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Other
Floors:	Carpet, Linoleum, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 670
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: NA

Welcome to this tastefully decorated and beautifully updated 2-bedroom, 2-bathroom unit in the desirable Cougar Creek neighbourhood. Ideally located, this sought-after community offers convenient access to schools, playgrounds, and stunning hiking trails. The cozy living room features a gas fireplace with its own thermostat, providing efficient warmth throughout the apartment. Both bathrooms have been fully renovated with a modern, comfortable aesthetic. A wall of windows fills the spacious living and dining area with natural light while showcasing the spectacular mountain scenery. The standout feature of this home is its walk-out west-facing terrace, where breathtaking views of the iconic Three Sisters and Rundle Range create the perfect backdrop for your morning coffee. A few steps further brings you to lovely greenspace complete with picnic tables. Additional features include one heated underground parking stall and a storage locker, along with separate bike and winter tire storage. Access to a recreation lounge with fireplace, piano, and pool table, as well as an outdoor hot tub, open during the winter months. With its thoughtful updates, abundant natural light, mountain views, and convenient location, this inviting Cougar Creek home offers an exceptional combination of comfort, lifestyle, and access to the best of the surrounding area.