



130 Settler Way Canmore Alberta

\$1,398,000

In Canmore's sunny & neighborly Cougar Creek, this ideally designed & well maintained 3 bed, 2 bath property with "Nanny" space & oversized garage is ideal as a base from which to raise a family in the Bow Valley, or as an investment sure to grow over time. On the highest reaches of Settler Way, the lot itself boasts natural views all around, where Canmore's prominent southside peaks dominate the skyline, from the iconic Three Sisters to Rundle Mountain. The elevation of the land in this location assures year round sun exposure, as well as the assurance of a "lifetime" Rocky Mountain outlook. To the rear, treed slopes appear, which hide walking and biking trails from your door. Inside, a thoughtful renovation allows for immediate enjoyment, with only your personal touches needed. The open plan kitchen, dining and living area are anchored with a cozy fireplace, eating bar and deck which shares the amazing panoramas enjoyed inside. 2 bedrooms occupy the "sunrise" side of the home, where morning light prompts you to begin your day. The lower level is arranged as an ideal space for a long term guest, older child, or live-in caregiver. With living area, eat-in kitchen, bath and bedroom, comfort and privacy are assured. A sauna on this level is the perfect way to unwind after a full day of work or adventure (or both!). The garage is ready for a home-based business or the most elaborate hobby, where 220 wiring, a gas line, and spacious 20 x 30 floor area offer space for vehicles, gear, and work area. Fencing around 3 sides of the yard establish a private oasis where pets and children can play in safety. The proximity to amenities of all types is one of the best parts of a home on Settler Way. A short walk to downtown. A few steps or pedal strokes to amazing trails. A bakery, convenience store, cafe and refreshments just up the street... A home in the mountains with all of...

4pc Bathroom 7.08 Ft x 4.92 Ft

Bedroom 12.67 Ft x 9.17 Ft

Kitchen 12.83 Ft x 13.00 Ft

Recreational Games room 13.58 Ft x 13.17 Ft

Living room 13.58 Ft x 13.17 Ft

Kitchen 12.83 Ft x 9.25 Ft

Dining room 12.83 Ft x 7.83 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Primary Bedroom 12.58 Ft x 10.08 Ft

Bedroom 12.58 Ft x 10.08 Ft

Listing Presented By:

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