



## 3 Cougar Court Canmore Alberta

\$1,485,000

Tucked into a quiet cul de sac with 360 degree Mountain Views this is a coveted location amongst locals . Just shy of 3000 sq. ft. this spacious mountain home is set on a large pie shaped lot ,offering an abundance of privacy with mature trees and a fenced yard. Inside, discover the potential in its bright and airy layout featuring 5 spacious bedrooms 3 baths , a sunny breakfast nook,, 3 sided wood burning fireplace and ample opportunity for updates to make it your perfect family home.. The lower level is home to 2 additional generously sized bedrooms , a second living room with wetbar as well as a walk out to the massive covered deck and large yard The property includes a double attached heated garage and is positioned close to trails and pathways that provide easy access to downtown. This inviting bungalow is close to schools and community amenities, making it an ideal location for family living. Don't miss out on the endless possibilities this beautiful property has to offer! (id:6769)

3pc Bathroom .00 Ft x .00 Ft  
 Other 11.08 Ft x 4.33 Ft  
 Bedroom 14.08 Ft x 9.08 Ft  
 Bedroom 11.75 Ft x 12.58 Ft  
 Recreational, Games room 41.00 Ft x 20.08 Ft  
 Storage 6.67 Ft x 9.08 Ft  
 Other 9.58 Ft x 10.83 Ft  
 Other 30.75 Ft x 11.58 Ft  
 3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 9.42 Ft x 9.67 Ft  
 Bedroom 10.00 Ft x 9.58 Ft  
 Breakfast 8.83 Ft x 10.17 Ft  
 Other 32.00 Ft x 9.83 Ft  
 Dining room 10.08 Ft x 11.17 Ft  
 Kitchen 9.42 Ft x 12.83 Ft  
 Living room 17.42 Ft x 15.83 Ft  
 Primary Bedroom 12.83 Ft x 19.08 Ft

Listing Presented By:



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 RE/MAX Alpine Realty

<http://www.canmoreagent.com>



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