



## 338 Canyon Close Canmore Alberta

\$1,349,000

Single Family Living in Canyon Close. This well maintained family home is located on a quiet Street in Cougar Creek. Upon entry of this home and up the stairs you are welcomed into an open concept living, dining and kitchen area with vaulted ceilings and south facing views of the iconic Three Sisters. Take in the afternoon sun or enjoy a barbecue on the upper deck just off the living room. On this upper level you will find the primary bedroom that features stunning mountain views with ensuite & jetted tub plus two other bedrooms that share their own three piece bathroom. Conveniently located is the laundry room plus additional storage. The main level offers a work from home office, additional bedroom, three piece bathroom with a bonus family room with access to the large fenced private backyard. Located a half a block away from a playground, close to schools, walking & biking trails this property wont last long! It is the ideal family location. See documents for list of inclusions & exclusions. Upgrades at 338 Canyon Close are wooden windows 2016, vinyl windows 2017, trex decking 2019, replaced hot water tank 2022, new dishwasher 2022, re-shingled the roof in 2014. (id:6769)

Bedroom 11.25 Ft x 13.08 Ft

Den 8.58 Ft x 12.00 Ft

Family room 21.42 Ft x 13.00 Ft

Storage 7.17 Ft x 8.42 Ft

3pc Bathroom 6.67 Ft x 8.08 Ft

3pc Bathroom 7.67 Ft x 10.00 Ft

Bedroom 8.67 Ft x 12.00 Ft

Bedroom 17.00 Ft x 10.00 Ft

Dining room 8.00 Ft x 8.67 Ft

Kitchen 8.00 Ft x 9.33 Ft

Laundry room 4.92 Ft x 9.00 Ft

Living room 17.08 Ft x 19.83 Ft

Primary Bedroom 12.08 Ft x 13.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX ALPINE REALTY

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