



422 Grotto Road Canmore Alberta

\$1,495,000

Rare Find Family Home on Cougar Creek with 2 bed Legal Suite An opportunity not to be missed - Overlooking Cougar Creek and Rundle Range this bright traditional family home has a spacious primary bedroom with east facing deck and ensuite, accompanied by 2 more bedrooms and 4p. bathroom on the upper level. The main level has a living room, dining room, 2p bath, classic white kitchen with eating area and cozy family room with a fireplace. The kitchen and eating area has direct access to a huge south east facing deck and mountain views. The lower level is a 2 bedroom 1 bath self contained LEGAL suite with current rent of \$2,200 + utilities. A fenced yard and large single car garage complete the package. Book a viewing quickly, in this market, the opportunity to own a home like this one, won't last long. (id:6769)

1pc Bathroom 5.83 Ft x 4.75 Ft
Eat in kitchen 8.67 Ft x 12.17 Ft
Dining room 10.17 Ft x 9.83 Ft
Kitchen 10.00 Ft x 13.00 Ft
Living room 11.17 Ft x 13.08 Ft
Family room 12.83 Ft x 13.08 Ft
Storage 6.00 Ft x 6.17 Ft
4pc Bathroom 9.33 Ft x 8.50 Ft
3pc Bathroom 7.83 Ft x 7.33 Ft

Primary Bedroom 12.83 Ft x 12.00 Ft
Bedroom 11.83 Ft x 10.08 Ft
Bedroom 12.33 Ft x 10.08 Ft
4pc Bathroom 4.83 Ft x 10.25 Ft
Bedroom 14.58 Ft x 10.58 Ft
Other 10.83 Ft x 11.92 Ft
Living room 18.58 Ft x 17.08 Ft
Laundry room 7.75 Ft x 8.00 Ft
Bedroom 14.58 Ft x 10.58 Ft

Listing Presented By:



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RE/MAX ALPINE REALTY

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