

# \$895,000 - 4, 1050 Cougar Creek Drive, Canmore

---

MLS® #A2217975

**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

Cougar Creek, Canmore, Alberta

Welcome to this beautifully renovated 3-bedroom townhome in the sought-after Cougar Creek neighbourhood offering the perfect blend of modern comfort, functional space, and unbeatable mountain lifestyle. Just steps from trails, ERS (elementary school) and local amenities, this home is ideal for families, outdoor enthusiasts, or anyone seeking a fantastic townhome in a great location.

The main floor features a bright and stylish kitchen, cozy living area with fireplace, and a generous dining space/secondary living room. Step out onto the large west-facing deck to soak in panoramic mountain views and evening sun.

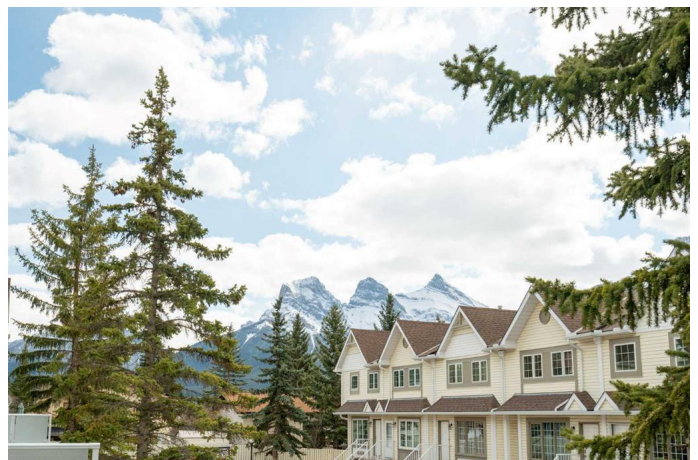
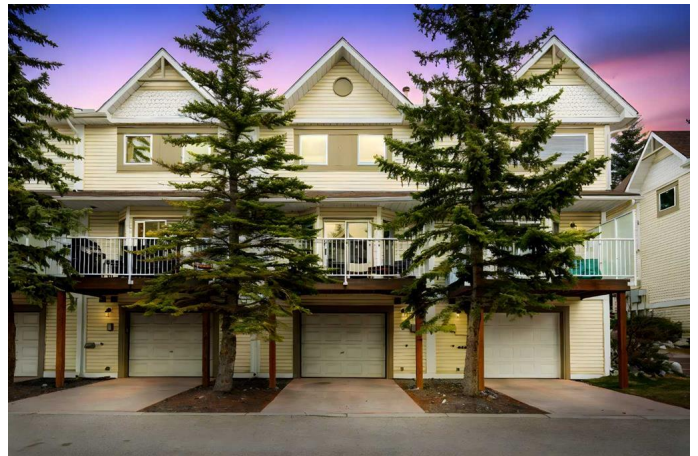
Upstairs, the spacious primary bedroom includes a beautifully updated 3-piece ensuite and stunning west-facing views. Two additional bedrooms and a full 4-piece bathroom offer great flexibility for guests, kids, or home office needs.

The lower level includes a versatile flex room ideal as a gear room, plus laundry and direct access to the oversized single garage, providing ample room for storage and mountain toys.

Owners enjoy access to nearby recreation facilities, including a hot tub and common area rounding out this fantastic offering in a vibrant and well-managed complex.

Built in 1993

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2217975      |
| Price          | \$895,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,326         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4, 1050 Cougar Creek Drive |
| Subdivision | Cougar Creek               |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W1A5                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Spa/Hot Tub            |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Quartz Counters                                        |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas, Living Room                                       |
| Has Basement      | Yes                                                    |
| Basement          | Partial, Partially Finished                            |

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance                                         |
| Lot Description   | Front Yard, Landscaped, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame                                               |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | R3            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.