

# \$1,076,000 - 126 Cougar Point Road E, Canmore

MLS® #A2249126

**\$1,076,000**

4 Bedroom, 2.00 Bathroom, 1,806 sqft

Residential on 0.06 Acres

Cougar Creek, Canmore, Alberta

This fantastic Half Duplex is located on the Sunny side of Canmore and offers a spacious footprint with amazing views. The trail system is just outside your backyard and the main living areas have beautiful south facing views. After a day filled with outdoor activities enjoy the fenced backyard and an evening fire after a nice soak in the immaculate Hot Tub that's included in purchase. The upper two floors offer 3 bedrooms and 1 bathroom with a beautiful wood burning Riverstone fireplace. The lower floor contains a fully self contained suite with 1 bedroom and bathroom. Its a great way to host family or generate revenue with tenants.

Built in 1990

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2249126                    |
| Price          | \$1,076,000                 |
| Bedrooms       | 4                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,806                       |
| Acres          | 0.06                        |
| Year Built     | 1990                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 3 Level Split, Side by Side |
| Status         | Active                      |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 126 Cougar Point Road E |
| Subdivision | Cougar Creek            |
| City        | Canmore                 |
| County      | Bighorn No. 8, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T1W1A1                  |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 3                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)             |
| Appliances        | Dishwasher, Electric Stove, ENERGY STAR Qualified Refrigerator, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Electric, Natural Gas                                                                                |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Wood Burning                                                                                                    |
| Has Basement      | Yes                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                                 |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Views, Cleared |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Combination                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 1                 |
| Zoning         | R2                |

## Listing Details

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