32, 200 Glacier Drive
Canmore, Alberta

MLS # A2238923

$799,000

Division:	Cougar Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,003 sq.ft.	**Age:**	1996 (29 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 285
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	Res Multi
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Chandelier, No Smoking Home, Open Floorplan		

Inclusions: NA

Discover the perfect blend of Location, Lifestyle, and Low Maintenance Fees! This townhouse is a must-see, featuring three levels of comfort and modern elegance. Enjoy two beautifully renovated bedrooms and three bathrooms with new vanities, low-flush toilets, elegant tiles, and a custom shower in the main bathroom. The main level features a spacious kitchen, cozy gas fireplace, and sleek laminate flooring. Step out onto the landscaped areas from either the front entry and back deck. Benefit from one designated parking stall, along with access to 18 visitor parking spots. Nestled at the back row of a fenced complex, this property offers a tranquil and private setting, away from the main entrance and parking areas. Bask in ample sunlight throughout the day and soak in breathtaking mountain views from both the East and South. The large finished basement provides abundant storage space and a renovated 3rd bathroom. Call to book your showing today!