

**109, 1080A Cougar Creek Drive  
Canmore, Alberta**

**MLS # A2284851**

**\$624,900**



<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		
<b>Inclusions:</b>	N/A		

Two bedroom apartment with amazing views. This bright two bedroom, two bathroom corner suite offers over 980 sqft of single level living, perfectly positioned to capture breathtaking mountain views. Oversized windows and the coveted corner location flood the home with natural light, while its sunny valley side setting enhances the warm, inviting atmosphere. The open concept kitchen, dining and living area is ideal for both everyday living and entertaining, anchored by a cozy fireplace. Step outside to the spacious private patio, an extension of the living space and the perfect spot to relax and take in the surrounding alpine scenery. The primary bedroom features a walk in closet and private ensuite, while a second bedroom, full bathroom, walk-in laundry room and ample storage complete the layout. Residents enjoy excellent on site amenities, including an outdoor hot tub, a common gathering space, underground parking and storage. Located just steps from hiking and biking trails plus numerous Bow Valley attractions.