

**NEW
PRICE!**



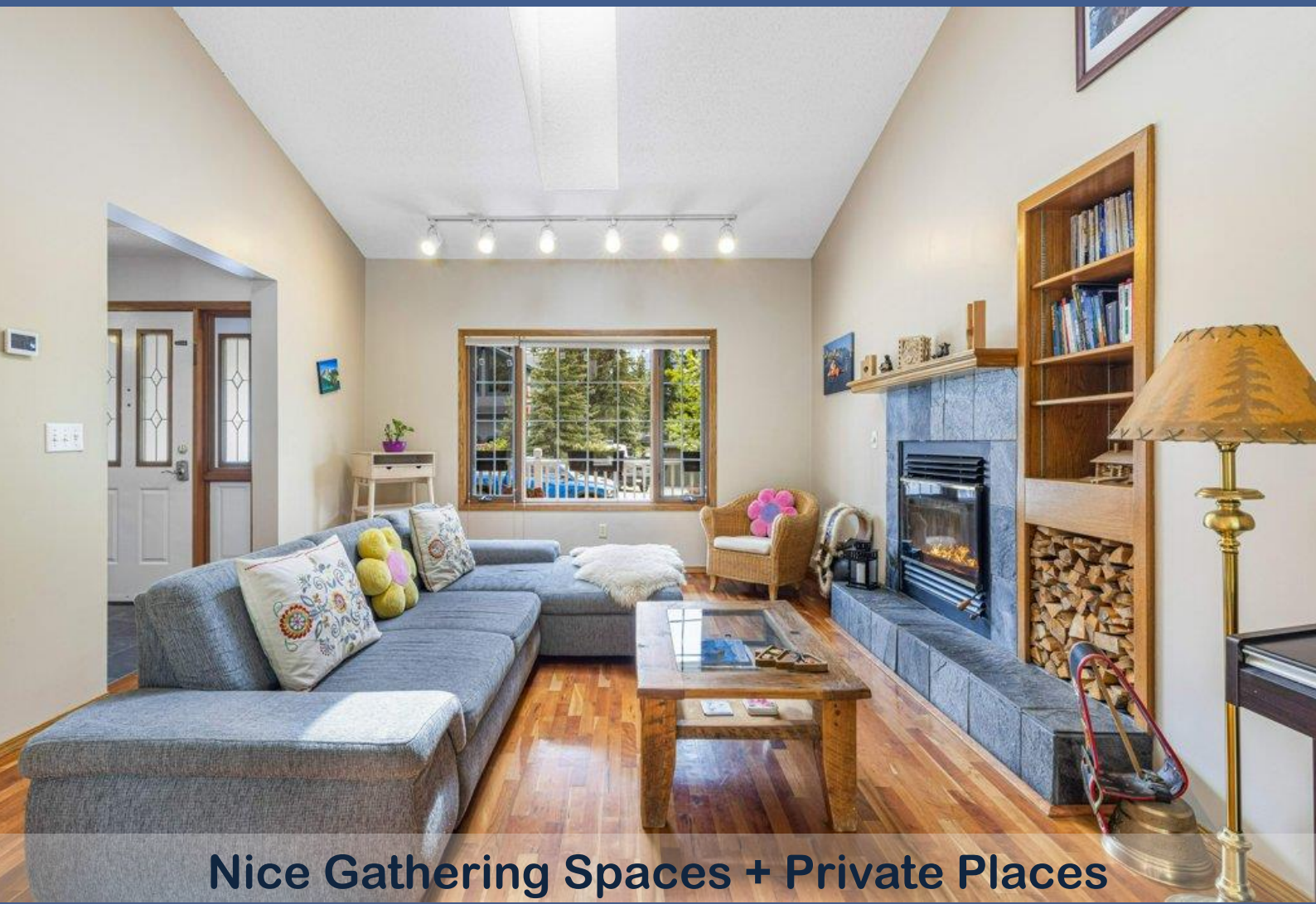
152 Cougar Point Rd

Sunny Side 4BR/3.5Bth Single Family Home

Coldwell Banker Rockies Realty



\$1,179,000



Nice Gathering Spaces + Private Places



Bedrooms
4



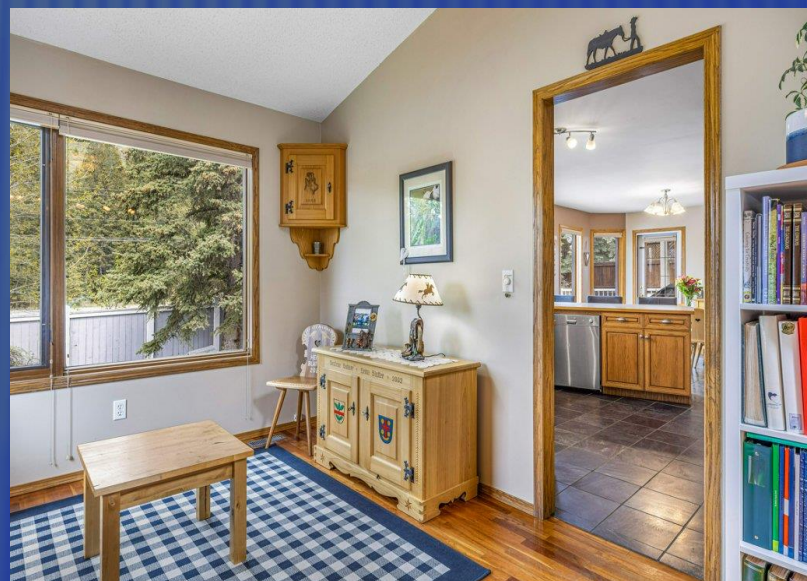
Bathrooms
3.5



Fin. Sq.Ft
2,452



Spacious Gathering Livingroom + Den



Den – Nice Multi-Use Space



Kitchen With Lots Of Counter & Cabinet Space Plus Eating Bar



Dining – Lots Of Natural Light

This home makes great use of layout to provide an ideal family setting. You'll love watching the sun set from the front porch. A spacious livingroom provides a perfect gathering place in front of a wood burning fireplace. The adjoining den would be perfect for music, crafts or even a home office space. Picture yourself with friends enjoying wine and appys as you prepare the main course in your well laid out kitchen. The wrap-around deck allows you to move with the sun throughout the day. A private back yard provides an oasis for down time. Three bedrooms on the upper level allow everyone personal spaces to retreat and recharge. You'll soak in the view as you unwind in the jetted tub in the Master Ensuite. The lower level has a large recreation room, a fourth bedroom for guests and 4pc bath. The double car garage allow lots of room for your gear. Located on the sunny side of the valley you are minutes from downtown shops , restaurants and trails as well as close to schools. Whether yours is a growing family, teens, or looking forward to grandchildren visiting you will find this home checks all the boxes. Take a virtual tour then book your private viewing. Contact your Associate today. We think you'll agree that layout, location and flexibility all add up to a great value.

Virtual Tour -https://youriguide.com/3ik79_152_cougar_point_rd_canmore_ab/

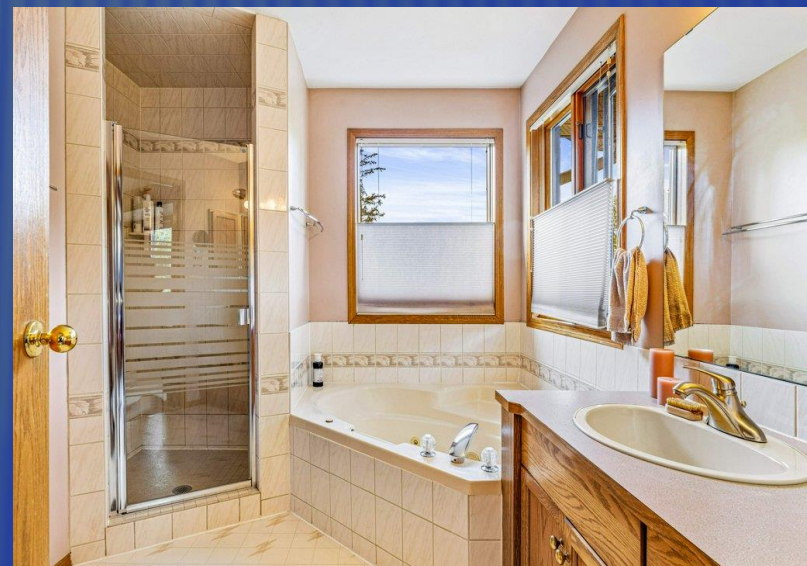
Floorplans – <https://own-the-mountains.com/0lZR8e>



Year Built
1992



PCS # 40599
MLS # A1245364



Bright Master Bedroom + 4pc Ensuite



Second Bedroom



Third Bedroom



4pc Main Bath



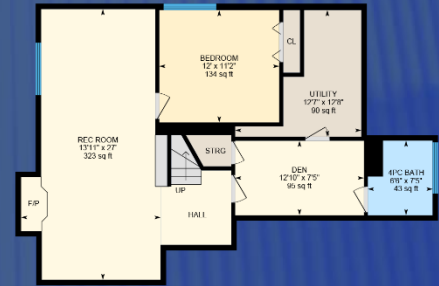
Rear Deck + Private Yard



Main Floor
Interior Area 906 sqft



Lower Floor
Interior Area 815 sqft



Upper Floor
Interior Area 731 sqft



TOTAL INTERIOUR SQFT = 2,452
TOTAL RMS SQFT= 1, 135

Property Tax (2022) = \$4,742.30



Lower Level Fourth Bedroom



Lower Level Rec. Room



4pc. Lower Level Bath



Laundry + Mud Room



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