

**4, 1000 Cougar Creek Drive
 Canmore, Alberta**

MLS # A2298455



\$1,390,000

Division:	Cougar Creek		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,961 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Assigned, Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Views		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 2,150
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Backyard gazebo		

Welcome to #4–1000 Cougar Creek Drive — a rare half-duplex offering space, flexibility, and an unbeatable location in one of Canmore’s most desirable neighbourhoods. This thoughtfully designed home features 3 bedrooms and 4 bathrooms, providing ample room for families, guests, or those seeking a comfortable mountain retreat. The standout opportunity here is the lower level, which offers excellent potential to be converted into a self-contained suite, complete with its own private access from the entry near the garage — ideal for generating rental income or accommodating extended family. Step out onto the front balcony for stunning views down the valley towards Cascade Mountain. Or enjoy the generously sized backyard, perfect for relaxing, entertaining, and taking in the surrounding mountain views. Parking is a true highlight, with space for 5–6 vehicles including an attached garage, a 2–3 car driveway, and two additional assigned stalls conveniently located just across from the home — a rare and valuable feature in this market. Situated in a prime Cougar Creek location, you’re just steps from local favourites like Fergie’s Bakery and Red Rock Pizza, and within easy walking distance to Elizabeth Rummel School. With trails, parks, and everyday amenities nearby, this home offers the perfect blend of convenience and mountain living.