

\$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	Side by Side, 3 Level Split
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, Microwave, Refrigerator, Stove(s), Washer/Dryer, ENERGY STAR Qualified Refrigerator
Heating	Baseboard, Natural Gas, Electric
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, Cleared, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Combination

Additional Information

Date Listed	August 15th, 2025
Days on Market	12
Zoning	R2

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.