

# \$1,369,000 - 130 Settler Way, Canmore

MLS® #A2207878

**\$1,369,000**

3 Bedroom, 2.00 Bathroom, 920 sqft  
Residential on 0.14 Acres

Cougar Creek, Canmore, Alberta

If you're looking to enter the single-family home market in Canmore, this charming Cougar Creek property is a must-see. Perfect for a growing family, this split-level home offers breathtaking mountain views, an oversized driveway, and a spacious garage. Inside, the main level features vaulted ceilings, a cozy wood burning fireplace, and an open-concept living space that flows seamlessly onto a large deck—ideal for enjoying your morning coffee while taking in the stunning scenery. On this level, you'll also find two well-appointed bedrooms and a bathroom. The lower level has been fully renovated, featuring a one-bedroom, one-bathroom space with a separate entrance, small kitchen, and comfortable living area—perfect for guests or additional rental potential. And as a bonus, there's even a sauna to unwind after a day of mountain adventures! Outside, the huge backyard offers plenty of space for outdoor activities, entertaining, or future expansion. Whether you're dreaming of extending the home or building a carriage house, this property provides incredible potential to create your ideal mountain retreat. Located in the desirable Cougar Creek neighborhood, this home offers easy access to trails, parks, schools, and all the amenities Canmore has to offer.

Built in 1988

## Essential Information



MLS® #	A2207878
Price	\$1,369,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	130 Settler Way
Subdivision	Cougar Creek
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1E2

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.