

# \$799,000 - 32, 200 Glacier Drive, Canmore

MLS® #A2238923

**\$799,000**

2 Bedroom, 3.00 Bathroom, 1,003 sqft

Residential on 0.00 Acres

Cougar Creek, Canmore, Alberta

Discover the perfect blend of Location, Lifestyle, and Low Maintenance Fees! This townhouse is a must-see, featuring three levels of comfort and modern elegance. Enjoy two beautifully renovated bedrooms and three bathrooms with new vanities, low-flush toilets, elegant tiles, and a custom shower in the main bathroom. The main level features a spacious kitchen, cozy gas fireplace, and sleek laminate flooring. Step out onto the landscaped areas from either the front entry and back deck. Benefit from one designated parking stall, along with access to 18 visitor parking spots. Nestled at the back row of a fenced complex, this property offers a tranquil and private setting, away from the main entrance and parking areas. Bask in ample sunlight throughout the day and soak in breathtaking mountain views from both the East and South. The large finished basement provides abundant storage space and a renovated 3rd bathroom. Call to book your showing today!

Built in 1996

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238923  |
| Price      | \$799,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,003         |
| Acres          | 0.00          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32, 200 Glacier Drive  |
| Subdivision | Cougar Creek           |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W1K6                 |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | None                         |
| Parking Spaces | 1                            |
| Parking        | Assigned, Parking Pad, Stall |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, No Smoking Home, Open Floorplan                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Insert, Living Room, Mantle, Three-Sided, Mixed                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                      |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 47              |
| Zoning         | Res Multi       |

**Listing Details**

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

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