

**323 Hoodoo Crescent  
Canmore, Alberta**

**MLS # A2297278**



**\$1,299,999**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Sloped Down, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Room for the whole family&mdash;inside and out&mdash;this 5-bedroom, 3-bathroom home offers a functional layout, great outdoor space, and beautiful mountain views, all set in a family-friendly neighbourhood close to schools, parks, and transportation. The main floor features a bright, open layout with a comfortable living area that connects seamlessly to the dining space and kitchen. The kitchen is both spacious and practical, offering plenty of cabinetry, a large island with eating bar, and room for everyday meals or entertaining. The primary bedroom is generously sized with a walk-in closet and private ensuite, while two additional bedrooms and a full 4-piece bathroom complete the main level. Downstairs, the fully finished basement adds valuable living space with a large rec room, two more bedrooms, a 3-piece bathroom, laundry area, and ample storage throughout. Step outside to a fully fenced backyard featuring a large deck and fire pit area&mdash;perfect for outdoor gatherings. At the front of the home, the spacious deck is the perfect place to take in the truly stunning mountain views&mdash;an ideal spot for morning coffee or evening unwinding. The fully fenced backyard offers additional outdoor space with a large deck and fire pit area for gathering and relaxing. A well-designed home offering space, comfort, and incredible views in a great family-oriented location.