

**103, 905 Spring Creek Drive
Canmore, Alberta**

MLS # A2293998



\$2,269,000

Division:	South Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,657 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Geothermal	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 935
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC-SCMV-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water		
Inclusions:	Furniture, Beds, bedding, towels, kitchenware, electronics, Artwork		

This tourist zoned, bright and spacious 3 full bedroom, 2 bath, ground-level corner condo offers 1,657 sq. ft. of comfortable, single-level living with a layout that truly feels like home. Earning potential can Gross over 200K annually. Enter through a welcoming, tastefully tiled foyer, and step into the open-concept main living area, where large south facing windows bring in plenty of natural light and showcase stunning mountain views. The covered deck is the perfect spot to take it all in, year round. The living space features hardwood flooring, a cozy stone gas fireplace, dining area, and a chef-style luxury kitchen with quartz countertops, and plenty of cupboard space. All three bedrooms are carpeted, including the oversized primary suite with a walk-in closet and a generous spa inspired 5-piece ensuite. The two additional bedrooms enjoy bright east-facing views, and the condo comes fully furnished. As a southeast corner unit, the home benefits from great light throughout the day, and also comes with 2 titled underground parking stalls with an assigned storage locker. Owners and guests also enjoy access to a gym and a charming courtyard space which includes an outdoor hot pool. Bridgette Bar and numerous shops are just steps away in Spring Creek Village, and you will enjoy a whimsical walk into town on the policeman's creek boardwalk. This is a Gem of a property with flexible zoning, giving you the ability to also use it for yourself whenever you want, making it an ideal Mountain Retreat. GST is applicable. Please seek independent accounting advice regarding deferral of GST.