

**200, 707 Spring Creek Drive
Canmore, Alberta**

MLS # A2301016



\$1,247,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Spring Creek | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,253 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-------------|
| Heating: | In Floor, Geothermal | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 757 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone, Wood Frame, Wood Siding | Zoning: | Residential |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

This exceptional 2-bedroom, 2-bath residence offers 1,250 sq ft of beautifully designed space in one of Canmore's most desirable communities. Blending timeless elegance with modern comfort, it provides an unparalleled mountain lifestyle. Step into a bright, open-concept layout featuring hardwood floors and expansive windows that capture mountain views. The gourmet kitchen seamlessly connects to the dining and living areas, perfect for entertaining or relaxing. The spacious primary suite is a true sanctuary, complete with a private deck, walk-in closet, and a luxurious 5-piece ensuite featuring a soaking tub and glass-enclosed shower. The second bedroom is also generously sized, ideal for guests or a home office. A second deck extends your living space outdoors, perfect for morning coffee. Residents enjoy a fitness center, owner's lounge, hot tub, and shared laundry facilities, all set within beautifully landscaped grounds. Whether for full-time living, a weekend escape, or an investment, this stunning home is a rare find in within the heart of Canmore. Walking distance to restaurants, coffee shops, Elevation Place, and many walking and biking trails.