

**302, 1105 Spring Creek Drive
Canmore, Alberta**

MLS # A2316376



\$1,495,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,551 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Forced Air, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 908
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub		

Inclusions: Furniture can be purchased from owner

Welcome to sophisticated mountain living in Canmore's most coveted addresses. Set within Jack Pine Lodge, this beautifully appointed three-bedroom, two-bathroom residence sits at the heart of Spring Creek — one of the most sought-after communities in the Canadian Rockies. Nestled between Policeman's Creek and Spring Creek, and just a short stroll from downtown Canmore, this is mountain living at its most connected. Spanning over 1,500 square feet, this thoughtfully designed home offers generous living space that feels both luxurious and livable. From the moment you step through front door, the quality is unmistakable. Stone tile flooring anchors the entryway. The heart of the home is a chef's kitchen that will impress even the most discerning buyer. White shaker cabinetry reaches to the ceiling, framing a full suite of KitchenAid stainless steel appliances — including a gas range, French-door refrigerator, built-in microwave, and dishwasher. Granite countertops and a dramatic multi-tone stone tile backsplash add warmth and texture, while the oversized island provides generous prep space and a natural gathering spot for guests. The open-concept living and dining area is anchored by a striking stone gas fireplace with a natural wood mantle — the ideal focal point for apres-ski evenings in. A large-format window frames a captivating view of the surrounding rooftops and snow-dusted peaks beyond, flooding the space with natural light throughout the day. Retreat to the lavish master suite, featuring an ensuite bath and a generous walk-in closet, providing the ultimate sanctuary after a long day. Additional highlights include: Outside your door, the Spring Creek community continues to evolve as one of Canmore's premier destinations. The beloved Bridgette Bar is right across the street, and an exciting new wine bar is coming soon

to the neighbourhood — making this an address that only gets better with time. The building is strictly residential, offering a quieter, more private atmosphere than hotel-zoned properties, while still placing you within easy walking distance of Canmore's downtown shops, restaurants, and the scenic pathway networks that follow both Policeman's Creek and Spring Creek through the valley. Additional highlights include • Premium hardwood flooring throughout • Designer fixtures and finishes • In-unit laundry for added convenience • Titled parking in a secured garage • Fitness center and hot tub for residents' exclusive use — everything you need for comfortable, year-round mountain living. Whether you're searching for a full-time residence or a personal mountain retreat, this is a rare opportunity to own in one of Canmore's finest buildings in its most vibrant neighbourhood. Schedule your private showing today and make this exquisite urban retreat your new address!