

**407, 707 Spring Creek Drive  
Canmore, Alberta**

**MLS # A2321817**



**\$2,250,000**

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Common, Parkade, Underground		
<b>Lot Size:</b>	0.79 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Fireplace(s), Natural Gas, Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 915
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	Res Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	See Remarks
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** na

Rarely does a top-floor Spring Creek residence combine this level of space, natural light, and expansive mountain views. Vaulted wood ceilings and dramatic windows create an immediate sense of arrival, while the open-concept layout is perfectly suited for entertaining family and friends. At the heart of the home, a beautifully finished kitchen with a large island, gas range, and extensive cabinetry flows effortlessly into the living area, anchored by a stunning stone fireplace. With 3 bedrooms plus a den, 2 bathrooms and quality finishes throughout. The private balcony is perfect to enjoy the surrounding mountain setting, this home delivers the lifestyle buyers seek when they choose Spring Creek. Trails, dining, shopping, and downtown Canmore are all just a short stroll away.