



**402, 1315 Spring Creek Gate
Canmore, Alberta**

MLS # A2287385



\$749,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stone, Wood Frame	Zoning:	DC-SCMV-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wood Windows		

Inclusions: None

Executive one-bedroom south facing penthouse condo in Arnica Lodge located right in the heart of the prestigious Spring Creek community. This very well appointed property features a large gourmet kitchen with a convenient and tasteful island with a large quartz counter becoming the dining table. The lovely vaulted ceilings allow for additional living room windows bringing in abundant natural light and mountain views. The 3-sided stone gas fireplace is the focal point of the very spacious living room with direct access to deck, perfect for soaking in the sun after a day's outing. The bathroom features a walk-in tiled shower with 10 mil glass, and large double vanity. The Arnica Lodge boasts one of the best roof top hot tubs in the Rockies, with outstanding panoramic views. There is a furnished owner lounge, exercise room, and additional bike storage. A perfect personal condo or weekend getaway property near downtown Canmore.