



124, 104 Armstrong Place
Canmore, Alberta

MLS # A2304902



\$1,169,000

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,036 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,724
Basement:	None	LLD:	-
Exterior:	Cedar, Log, Stone, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Experience the very best of mountain living at this stunning 3-bedroom, 3-bathroom, single level condo in Trailside Lodges. Spanning over 2000SF, this property offers breathtaking, Southeast-facing mountain views, an abundance of natural light, and a seamless blend of comfort and style. You feel the warmth and spaciousness here from the moment you step inside this beautiful open-concept living area, with floor-to-ceiling stone fireplace and beautiful hardwood flooring. The gourmet kitchen features high-end finishes, generous counter space, and lots of cupboards, ideal for culinary enthusiasts. The primary suite is a fabulous private retreat with space for a lounge area, direct deck access, and a large ensuite with a corner jetted tub, double vanity, spacious shower, water closet and walk-in closet. A second master suite also boasts direct deck access, a walk-in closet, and another elegant ensuite with double vanities. The third bedroom, tucked away for privacy, enjoys its own unique mountain views with a third full bathroom nearby. An oversized laundry room with additional flex space add to the home's thoughtful design and offer tons of storage room. Enjoy outdoor living year-round on the impressive 35' x 9' partially covered deck with a roll-down sunshade, providing a comfortable space to take in the incredible mountain vistas. A number of recent upgrades have been completed, including new appliances, new kitchen sink/faucet, new toilets, & a murphy bed. Ownership at Trailside Lodges includes access to one of the best-outfitted clubhouses in Canmore, with hands down, the best outdoor hot tub with unbelievable panoramic views, an indoor resistance pool, a well-equipped fitness center, billiards & games loft, and a theatre room. Additional conveniences include a heated underground parking stall, storage for all your seasonal gear, and ample guest

parking. This home is move-in ready and offers the perfect lock-and-leave lifestyle without compromising space or luxury.