



**20 Policeman's Creek Mews  
Canmore, Alberta**

**MLS # A2305217**



**\$3,411,450**

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	In Floor, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 681
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC-SCMV-CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot tub

A rare opportunity to own a brand new, tourist-zoned 4-bedroom townhome in the heart of Spring Creek Mountain Village, Canmore's premier location for short-term rental revenue. With fabulous mountain views and a peaceful setting backing onto Policeman's Creek, this property offers an exceptional combination of privacy, lifestyle, and phenomenal income potential. Privately positioned with a treed backdrop and the soothing feel of the creek nearby, this home is designed to deliver the mountain experience guests are looking for. The main living area is warm, bright, and beautifully finished, with vaulted wood ceilings, large windows, and an open-concept layout that takes full advantage of the views and natural setting. The kitchen is a standout, featuring quartz countertops, solid wood cabinetry, and KitchenAid stainless steel appliances, including an induction stove, all centered around a large island that invites gathering and entertaining. The layout is exceptionally well suited to both owners and guests, with four bedrooms, generous gathering space, and a top-floor primary retreat that creates a true sense of privacy. Complete with a luxurious ensuite, walk-in closet, and valuable lock-off storage, the upper level adds function and comfort that are rarely found in nightly rental properties. With nightly rental flexibility, strong revenue potential, high-end finishings, and one of the most desirable locations in Spring Creek, this is a standout opportunity to own a brand new Canmore investment property in a truly exceptional setting.