



GRASSROOTS
REALTY GROUP

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**405, 1408 Spring Creek Gate
Canmore, Alberta**

MLS # A2306007



\$1,155,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Geothermal	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC-SCMV-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: All furnishings and housewares

Positioned within Timberstone Lodge at Spring Creek Mountain Village, this top-floor residence at 1408 Spring Creek Gate represents a compelling blend of lifestyle asset and income-producing real estate—an increasingly rare combination in the Bow Valley. With its tourist home designation, the property is structured to generate short-term rental revenue in one of Canada’s most supply-constrained resort markets. For investors, this creates a clear pathway to offset ownership costs while maintaining personal access to a premium mountain retreat. Professional on-site vacation management further streamlines operations, allowing for a largely hands-off approach to income generation. Inside, the design aligns with guest expectations and owner enjoyment alike. An open-concept kitchen—anchored by a natural rock fireplace—creates a warm, social atmosphere, while geothermal in-floor heating and energy recovery ventilation deliver efficient, year-round comfort. The top-floor positioning enhances privacy and natural light, with a spacious deck framing unobstructed views of Grotto Mountain—an amenity that directly supports rental appeal and nightly rate premiums. The building’s amenity package reinforces its market positioning. A hot tub, fitness facility, underground heated parking, and secure storage meet the expectations of today’s short-term rental guest, while also elevating the owner experience. Steps away, Spring Creek’s evolving commercial hub—The Beat—adds a walkable layer of dining, retail, and apr’s options that strengthen occupancy potential across all seasons. For buyers evaluating Canmore through an investment lens, this offering balances three critical pillars: revenue generation, cost mitigation, and enduring lifestyle value. It is a property designed

not simply to be owned—but to perform.