



**104, 150 Crossbow Place  
Canmore, Alberta**

**MLS # A2308930**



**\$655,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Three Sisters                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 931 sq.ft.                         | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 703 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Log, Stone, Wood Frame, Wood Siding   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Welcome to Crossbow Landing in the sought-after Three Sisters Mountain Village &mdash; a picturesque mountain retreat offering over 930 sq. ft. of bright, open-concept living, all on one level. This exceptionally well-maintained 2-bedroom, 2-bathroom condo is move-in ready and ideal for full-time living, a weekend escape, or an investment opportunity. The spacious kitchen features stainless steel appliances, beautiful maple cabinetry, ample counter and cabinet space, a large peninsula island with breakfast bar seating, and a dedicated dining area. Filled with natural light, the inviting living room is anchored by a cozy gas fireplace finished with river rock stone and a beautiful mantle, while sliding doors lead to the covered PRIVATE PATIO &mdash; perfect for year-round enjoyment and taking in the surrounding MOUNTAIN VIEWS. The generous primary bedroom easily accommodates a king-size bed and offers a walk-in closet and 4-piece ensuite. A second spacious bedroom and full bathroom provide comfortable space for family and guests. Additional features include in-floor heat, in-suite laundry, titled underground parking, and a large storage unit. Residents of Crossbow Landing enjoy one of the area's best amenity buildings, complete with a fitness room, games room with pool tables and ping pong, indoor and outdoor hot tub, sauna room, lounge area, and a stunning stone fireplace. Nestled in the scenic Three Sisters community near the Bow River, this exceptional location offers immediate access to hiking, biking, walking trails, and cross-country skiing, while also being just minutes from shops, restaurants, and all that Canmore has to offer. Quick possession is possible. A rare opportunity to own the mountain retreat you've always dreamed of