



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 505 Spring Creek Drive
Canmore, Alberta

MLS # A2310419



\$1,950,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,280 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Fireplace(s), Radiant	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,617
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC-SCMV-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Visit REALTOR® website for additional information. Welcome to the pinnacle of penthouse living in Canmore. This extraordinary single-level residence showcases some of the most breathtaking panoramic mountain views in the Bow Valley, enjoyed from nearly every room and from two expansive south-facing decks designed for exceptional outdoor living. Thoughtfully crafted for both luxury and entertaining, the grand open-concept living area features soaring vaulted wood ceilings, rich hardwood floors, a striking stone fireplace, and expansive windows that perfectly frame the surrounding mountain scenery. Whether relaxing indoors or stepping outside to your private outdoor retreats — including one deck complete with a hot tub — you’ll be immersed in spectacular mountain views at every turn. The gourmet kitchen is beautifully appointed with stainless steel appliances, custom cabinetry, and granite countertops, seamlessly blending style and functionality. Two spacious vaulted primary suites offer private ensuites and walk-in closets and direct deck access, with one featuring a luxurious steam shower. A generous third bedroom enjoys direct deck access and sits adjacent to a third full bathroom, while the bright and versatile den provides the ideal home office or optional fourth bedroom. Additional features include in-unit laundry, two heated underground parking stalls, dedicated storage space, and access to the owners’ fitness gym. A rare offering combining refined mountain luxury, exceptional indoor-outdoor living, and unforgettable views in one of Canmore’s most desirable penthouse settings.