



9, 200 Glacier Drive
Canmore, Alberta

MLS # A2324569



\$725,000

Division:	Grotto Mountain Village/Glacier		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan		

Inclusions: na

Experience the perfect balance of alpine elegance and everyday comfort in this beautifully appointed 2-bedroom, 1-bathroom mountain retreat, ideally positioned to capture unobstructed panoramic views. Thoughtfully designed with high ceilings, warm alpine-inspired finishes, and an abundance of natural light, the open-concept living space is anchored by a cozy gas fireplace, creating a welcoming atmosphere year-round. The well-appointed kitchen flows seamlessly onto the spacious deck, where breathtaking mountain vistas provide the perfect setting for morning coffee, al fresco dining, or simply soaking in the scenery. Whether you're searching for a full-time residence or a weekend escape, this home offers an exceptional Canmore lifestyle. Ideally located for outdoor enthusiasts, the Mountainside Trailhead is just moments away, offering immediate access to exceptional hiking and mountain biking. A picturesque pathway also connects directly to downtown Canmore's vibrant shops, caf&ecute;s, restaurants, and amenities. Combining timeless alpine character, spectacular views, and an unbeatable location, this is mountain living at its finest.