



224, 30 Lincoln Park  
Canmore, Alberta

MLS # A2326894



**\$1,403,850**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,329
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asbestos, Stone, Wood Siding	<b>Zoning:</b>	Visitor Accommodation
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** Furnishing, Kitchenware, Linens, Electronics, DÃ©cor, Patio Furniture & BBQ.

Picture yourself in one of Canmore's most sought-after resort destinations, Stoneridge Mountain Resort, where mountain lifestyle and investment potential come together seamlessly. This spacious suite features the largest of the resort's two-bedroom floorplans, offering an inviting open-concept design that is perfect for gathering with family and friends. The gourmet kitchen is a chef's delight, showcasing stylish cabinetry, granite countertops, a generous island, and stainless steel appliances—ideal for preparing meals after a day exploring the Canadian Rockies. Adjacent to the kitchen, the dining area comfortably seats six, creating the perfect setting for memorable dinners and lively conversation. The welcoming living room invites you to relax beside the warm glow of the fireplace on the plush sectional sofa, which conveniently converts into a queen-sized bed to accommodate additional guests. Step outside onto your private covered south-facing balcony overlooking the beautifully landscaped courtyard, where you can enjoy your morning coffee, soak up the afternoon sunshine, or unwind beneath a canopy of stars framed by the surrounding snow-capped mountain peaks. At day's end, retreat to one of two beautifully appointed spa-inspired bathrooms before settling into one of the suite's two comfortable bedrooms. The spacious primary bedroom offers a luxurious king-sized bed, while the second bedroom is thoughtfully furnished with a queen-sized bed, ensuring comfortable accommodations for family and guests alike. Life at Stoneridge Mountain Resort extends well beyond your front door. Owners and guests enjoy exceptional year-round amenities, including a heated outdoor pool, hot tub, sauna, fitness centre, heated underground parking with secure gear storage, and the popular Black Dog Caf e; just steps away. Zoned to permit short-term

nightly rentals, this property presents an outstanding opportunity to generate strong rental income while retaining the flexibility to enjoy your own private Rocky Mountain retreat whenever you choose. GST is included in the list price. Buyers should consult their accountant regarding potential GST deferral opportunities.