



GRASSROOTS
REALTY GROUP

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216, 186 Kananaskis Way
Canmore, Alberta

MLS # A2326936



\$649,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: None

Exterior: Stucco

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 620

LLD: -

Zoning: R5

Utilities: -

Inclusions: N/A

Welcome to Fairholme Village, where mountain living meets everyday convenience. This well maintained 3 bedroom condominium offers a functional layout that is ideal for full time living, a weekend retreat, or an investment opportunity. The bright and inviting main living area features large windows that fill the space with natural light, creating a warm and comfortable atmosphere. The kitchen offers ample cabinetry and workspace, flowing seamlessly into the dining and living areas, making it perfect for both entertaining and everyday living. Designed with privacy in mind, the spacious primary bedroom is thoughtfully separated from the two additional bedrooms by the main living area. Complete with its own ensuite bathroom, this layout creates a peaceful retreat while providing excellent separation for children, guests, or a home office. The home also includes convenient tandem parking, providing space for two vehicles. Residents of Fairholme Village enjoy access to an on site fitness centre, adding everyday convenience and value to this desirable mountain community. Enjoy the convenience of being located close to schools, parks, walking and biking trails, public transit, and Canmore's vibrant downtown, where you'll find an excellent selection of restaurants, cafes, shops, and local amenities. Surrounded by the spectacular Rocky Mountains, this home offers easy access to year round outdoor recreation including hiking, biking, golf, and world class skiing just a short drive away. Whether you are looking for your first home, a mountain getaway, or an investment opportunity, this Fairholme Village home offers comfortable mountain living in one of Canmore's most desirable communities.