



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108, 1606 Spring Creek Gate
Canmore, Alberta

MLS # A2335355



\$1,149,800

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,147 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Geothermal	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 767
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	DC-SCMV-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave BI, Washer, Dryer, Blinds

Welcome to Mountain Lynx Lodge in Spring Creek, where modern mountain living meets one of Canmore's most sought-after communities. This newly completed 2-bedroom, 2-bathroom main-floor residence offers 1,147 sq. ft. of RMS-measured living space, with a bright, thoughtfully designed layout. The original builder plans identify the residence as approximately 1,250 sq. ft. The open kitchen, dining and living areas create an inviting central gathering space, complete with a fireplace and direct access to a generous 248 sq. ft. patio backing onto the courtyard. The primary bedroom features a walk-in closet and private 4-piece ensuite, while the second bedroom also offers excellent space and storage, with a 3-piece bath nearby. In-suite laundry adds everyday convenience. Enjoy underground parking and storage, along with building amenities including a hot tub and fitness area. Located in the heart of Spring Creek, you're surrounded by scenic pathways and within easy walking distance of downtown Canmore, restaurants, shops and the Bow River. An exceptional opportunity to enjoy a brand-new home in one of Canmore's premier mountain communities.