



GRASSROOTS
REALTY GROUP

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207, 105 Kananaskis Way
Canmore, Alberta

MLS # A2336178



\$1,200,000

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	840 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	Paved		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 886
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	BVT
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: N/A

YOUR ROCKY MOUNTAIN ESCAPE AWAITS! THREE BEDROOMS | TURN-KEY INVESTMENT | PANORAMIC MOUNTAIN VIEWS
Wake up to breathtaking mountain views from nearly every window in this stunning top-level, townhouse-style retreat, built in 2023. Offering 3 bedrooms, 2 bathrooms, and space to comfortably sleep up to 8 guests, this beautifully designed property is an incredible opportunity for short-term rental income, a personal mountain getaway, or both. Here are What makes this property special: Panoramic Rocky Mountain views Expansive windows & vaulted ceilings Open-concept kitchen & living space Elegant quartz countertops Modern fireplace Ample cabinetry & storage Contemporary, luxurious design Built in 2023 Assigned parking Resort amenities include: Outdoor hot tub Heated Outdoor pool Assigned parking Whether you're looking to host guests, generate Airbnb income, or create unforgettable memories with family and friends, this property offers the perfect blend of luxury, comfort, investment potential, and Rocky Mountain lifestyle. \$1,150,000 + GST GST deferral options may be available. Buyers should consult their accountant regarding eligibility and applicable requirements. Don't miss this exceptional opportunity to own your own piece of the Canadian Rockies. Come see the views—you won't want to leave!