



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21 & 22, 108 Montane Road
Canmore, Alberta

MLS # A2340968



\$7,675,000

Division: Bow Valley Trail

Type: Hotel/Motel

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,778 sq.ft.

Zoning: BVT-G

Heating: In Floor, Forced Air

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

A remarkable opportunity to own one of Canmore's most distinctive luxury hospitality properties—where an income-producing real estate investment meets the lifestyle and personal enjoyment of a private Rocky Mountain retreat. Completed in 2023 and enhanced in 2026, Mercer Clubhouse offers an exceptionally rare eight-bedroom, eight-bathroom configuration encompassing 5,777 sq. ft. Designed to accommodate groups of up to 20 guests, the property is configured as two fully self-contained residences which can be rented as one seamless whole property or two individual units: the five-bedroom Mountain Suite and three-bedroom Valley Suite. This flexibility creates an exceptional setting for extended family gatherings, corporate retreats and groups travelling together—while also providing owners with the opportunity for personal use in the mountains. The scale of the property is matched by its amenities. Two gourmet kitchens, two theatre rooms with wet bars, two private hot tubs, an arcade and games room, dedicated ski and snowboard storage, and expansive outdoor living spaces create a true four-season mountain experience, framed by views of the Three Sisters. For investors, Mercer Clubhouse combines an extraordinarily difficult-to-replicate accommodation format with established revenue. The property generated strong net income at approximately a 9% capitalization rate. Beyond the numbers is the opportunity to own a meaningful foothold in Canmore. Spend time here with family and friends, gather for holidays and milestone celebrations, ski the Canadian Rockies, golf at nearby Silvertip and Stewart Creek, explore the extensive trail network, or walk approximately eight minutes into downtown Canmore for its restaurants, cafés and shops. With Banff National Park at your doorstep, four world-class ski

resorts within easy reach and Calgary International Airport approximately 70 minutes away, Mercer Clubhouse offers accessibility alongside an extraordinary mountain setting. Part investment. Part private retreat. Entirely Canmore. Mercer Clubhouse presents a rare opportunity to own an income-producing mountain property capable of bringing large groups together in one of Canada's most sought-after recreational destinations. Financial information and additional due diligence materials are available to qualified purchasers upon execution of a confidentiality agreement.