



**GRASSROOTS**  
REALTY GROUP

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218, 106 Stewart Creek Landing  
Canmore, Alberta

MLS # A2346037



**\$669,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Three Sisters                      |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 932 sq.ft.                         | Age:   | 2009 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                         |            |           |
|-------------|---------------------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | In Floor, Natural Gas                                                                                   | Water:     | -         |
| Floors:     | Tile, Vinyl                                                                                             | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                                                                         | Condo Fee: | \$ 715    |
| Basement:   | -                                                                                                       | LLD:       | -         |
| Exterior:   | Concrete, Wood Frame                                                                                    | Zoning:    | Res Multi |
| Foundation: | -                                                                                                       | Utilities: | -         |
| Features:   | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan |            |           |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

Welcome to this recently updated 1-bedroom plus den retreat in Three Sisters Mountain Village! Enjoy an inviting open-concept layout with a spacious primary bedroom, versatile den, and generous kitchen featuring all NEW stainless-steel appliances, a sleek NEW granite sink, a custom island, and plenty of room to entertain. The dining and living areas flow seamlessly together, with a natural gas fireplace creating a cozy atmosphere. Step onto the large second-floor deck to take in the Northwestern mountain views, privacy of the surrounding trees and enjoy the afternoon and evening sunshine. Walking and biking trails are right outside your door, with Stewart Creek Golf Club, a fenced-in dog park, restaurants, and amenities all within walking distance. With over \$30,000 in recent UPGRADES, including new laminate flooring, new stacked in-suite laundry machines, fresh paint, and updated light fixtures throughout. This property also offers secure heated underground parking with a separate storage cage and a hot tub overlooking the mountains. Book your viewing today!