



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

317, 175 crossbow
Canmore, Alberta

MLS # A2348376



\$749,900

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,284 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Log, Stone, Wood Frame
Foundation:	-
Features:	Granite Counters, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	\$ 1,218
LLD:	-
Zoning:	r1
Utilities:	-

Inclusions: n/a

Soaring ceilings, sunshine, mountain views and modern decor set the tone in this 2 bedroom, 2.5 bathroom home. With 1,284 sq ft, designer fixtures and a layout that feels anything but ordinary, it packs a lot into one great space. The bright, open main level features new laminate flooring, granite counters and a convenient half bath. The large primary bedroom is also on the main floor, with its own ensuite, making day-to-day living easy. Upstairs, the loft adds a second bedroom, a full bathroom and extra living space, all filled with natural light and cool mountain views. It's a great spot for guests, a home office or a cozy reading nook. Building amenities include a pool, hot tub, sauna, fitness centre and theatre room, so there's always something to do after a day outside. You also get underground parking and separate storage for skis, bikes and gear. Even better, condo fees include ALL utilities, electricity included, so monthly costs stay simple and predictable. The setting is just as good as the home. Step outside and you're minutes from river trails and a nearby beach, perfect for morning walks, and evening bike rides. When you want to head into town, downtown is an easy walk or ride away, with coffee shops, restaurants and shopping close at hand. You get a quiet mountain retreat with everything you need nearby. Big views, easy living and every amenity you could want. This is mountain life done right. This is a 40+ age-restricted building.