



GRASSROOTS
REALTY GROUP

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259, 260, 261, 262, 1200 Harvie Heights Road
Harvie Heights, Alberta

MLS # A2348464



\$2,394,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	4,282 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Sloped		

Heating:	Combination	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,170
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	HWY-HH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Sauna, Vaulted Ceiling(s)		

Inclusions: All items as seen inside the unit with the exception of the cleaning supplies and linen in the basement.

Welcome a truly one of a kind property in the Bow Valley that has 3 self contained units: 1 x 3 bedroom unit, 1 x 4 bedroom unit and a unit with 2 x queen beds in 2 large rooms. All three units combine to make sleeping for around 30 people in total. This is the only property in the Bow Valley that has its own indoor pool & sauna! Enjoy the spectacular SW views from all units that showcase all of the best mountains in the Bow Valley including the Three Sisters, Ha-Ling, the whole of the Rundle Range. The two upper units have vaulted ceilings. There are many upgraded aspects including electronics, some appliances and fully appointed kitchens. There is 2,283 sq.ft. of industrial space the basement including installed an industrial quality washing machines and gas powered dryer. Located just outside Banff National Park, this location is popular for visitors from both Banff, Lake Louise and Canmore, especially since Banff and Lake Louise are almost exclusively hotel only with very few units that have their own kitchens with properties suitable for large groups. Nothing similar exists in Banff or Canmore or Lake Louise that has over 6,400 sq.ft. of potential. This list price is \$2,280,000+GST. GST is often deferred and not paid when a buyer is GST registered.