



GRASSROOTS
REALTY GROUP

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**314, 170 Crossbow Place
Canmore, Alberta**

MLS # A2349484



\$779,000

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,592 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Log, Stone, Wood Siding

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Laminate Counters, Open Floorplan, Wood Windows

Water: -

Sewer: -

Condo Fee: \$ 1,185

LLD: -

Zoning: R3

Utilities: -

Inclusions: Stair lift will be left with the property.

This true 3 bedroom, south facing condo, located on the top 2 floors at Crossbow Landing, is the largest unit in the building. South facing mountain views beyond the surrounding aspens, and nobody above you! You'll appreciate the generous rooms afforded by such a large unit, and the delightful south facing deck screened by mature trees with the mountain tops peaking through. All 3 bedrooms enjoy south facing windows, with the main floor bedroom currently used as an art studio, but also ideal as a home office. The master bedroom is supplemented by a huge 67 sqft walk-through dressing room/closet plus 4 piece ensuite. The adjacent amenities building offers abundant relaxation opportunities and entertainment for your family and guests, including indoor and outdoor hot tubs, well equipped gym, a sauna, pool tables, lounge area with large screen TV, and ping pong table. Easy access to endless trails, and the new Gateway retail park. One titled, heated underground parking space, with adjacent storage. Delightful to show, this home is an extraordinary opportunity for a true 3 bedroom home in a sought after complex with amazing amenities.