



GRASSROOTS
REALTY GROUP

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412, 750 Harvie Heights Road
Harvie Heights, Alberta

MLS # A2350325



\$939,750

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,032 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Carport, Tandem		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 915
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Visitor Accommodation
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All contents of the property. All furniture, appliances, electronics, kitchenware, linens, decor, patio furniture, BBQ, window coverings.

Experience the best of the Rockies from this beautifully appointed mountain retreat with unobstructed mountain views, ideally located just minutes from Canmore and the gateway to Banff National Park. Combining lifestyle, location and income potential, this modern 2 bedroom, 2.5 bathroom property is an inviting weekend escape, mountain basecamp or revenue generating investment. Thoughtfully designed over two levels, the bright open concept layout features stainless steel appliances, quartz countertops and contemporary finishes, with comfortable living and dining spaces framed by stunning Rocky Mountain scenery. Custom wainscoting adds warmth and character, while carefully selected high end furnishings give the home a polished, welcoming feel. Offered fully furnished with two tandem parking stalls, this turnkey retreat makes mountain ownership easy. Adventure is at your doorstep, with world class biking and hiking trails nearby and easy access to renowned ski resorts and endless outdoor recreation. After a day of exploring, unwind in the complex's hot tub and embrace the mountain lifestyle. Approved for short term rentals on platforms such as Airbnb and VRBO, this property offers the flexibility to enjoy your own alpine getaway while pursuing rental income in one of Alberta's most sought after tourism destinations. LIST PRICE INCLUDES GST. CONSULT YOUR ACCOUNTANT ABOUT GST DEFERRAL.