



**GRASSROOTS**  
REALTY GROUP

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408, 1315 Spring Creek Gate  
Canmore, Alberta

MLS # A2217285



**\$1,650,000**

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,176 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Tandem, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	SCMV
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Penthouse with eastern exposure in Arnica Lodge. Walking distance to downtown Canmore. Subzero fridge, Wolf induction range & hood fan, Cove dishwasher, Hunter Douglas blinds and Poliform closets from Italy.&nbsp;