



GRASSROOTS
REALTY GROUP

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**315, 175 Crossbow Place
Canmore, Alberta**

MLS # A2226133



\$759,900

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,243 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,100
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

Discover one of the finest homes in the complex—this top-floor corner penthouse offers 1,243 sq ft of open-concept living with soaring ceilings, oversized windows, and two spacious primary suites with private ensuites. Enjoy two private decks overlooking peaceful wooded greenspace, just steps from the Bow River. Located in a sought-after adult community, residents have access to a clubhouse with a pool, hot tubs, sauna, steam room, gym, theatre, event space, and games room. Titled underground parking and a secure storage locker complete this low-maintenance mountain retreat.