



GRASSROOTS
REALTY GROUP

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**612, 107 Armstrong Place
Canmore, Alberta**

MLS # A2228137



\$620,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	919 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Heated Garage, Parkade, Side By Side, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Private, Street Lighting, Treed, Wooded		

Heating: In Floor, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Stone Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 804

LLD: -

Zoning: R3

Utilities: -

Inclusions: Built in BBQ

This 2 bed, 2 bath home in Canmore's sought after Three Sisters community offers the perfect mix of comfort, function, and location. Inside, you'll find exposed wood cabinetry, solid stone countertops, and matching wood trim, doors, and vanities that give the home a clean, mountain feel. The open layout includes a gas fireplace with exposed rock and a wooden mantle, plus loads of natural light and a primary suite with a 3 piece ensuite and walk in closet. Heated linoleum floors with in-floor radiant water heating keep things efficient and warm year round. Step outside to your private patio with a built in gas BBQ, great for winding down after a day in the mountains or entertaining friends and family. This unit comes with two heated, secured underground parking stalls and a large heated storage unit for all your gear. You're minutes to Stewart Creek Golf Course, downtown Canmore's restaurants and shops, and right next to a network of hiking, biking, and walking trails. Banff National Park is just 15 minutes away, with four major ski resorts - Norquay, Sunshine, Nakiska, and Lake Louise, all within a 40 minute drive. A clean, well-kept home in a prime location - ready for full time living or a mountain escape.