



GRASSROOTS
REALTY GROUP

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109, 1717A Mountain Avenue
Canmore, Alberta

MLS # A2235769



\$857,388

Division:	Teepee Town		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Lot, Plug-In, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Central, Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	BVT-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Vinyl Windows		
Inclusions:	All furnishings, utensils and Linens		

Welcome to this beautiful ,1-bedroom, 2-bathroom South facing corner unit with stunning mountain views featuring an oversized patio with 692qft of interior living space, situated on the ground-level at Golden Ridge, one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers Northeast mountain views, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.