



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3, 1717 Mountain Avenue
Canmore, Alberta

MLS # A2236601

\$2,047,500



Division:	Teepee Town		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,398 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Gentle Sloping, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,320
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	BVT-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: All furnishings, linens and utensils

Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge, one of Canmore's newest short term rental complexes. These meticulously designed townhouses feature premium finishes, spacious layouts, and breathtaking panoramic mountain views. Thoughtfully crafted for both comfort and sophistication, each residence seamlessly integrates modern design with natural surroundings. Fully furnished and turnkey-ready, these homes offer a hassle-free move-in experience. Whether as a private holiday retreat or a lucrative short term rental investment, Golden Ridge presents a rare opportunity for both lifestyle enhancement and significant revenue potential.