



**GRASSROOTS**  
REALTY GROUP

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

204, 3000A Stewart Creek Drive  
Canmore, Alberta

MLS # A2236647



**\$1,135,000**

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,207
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	SC-Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This inviting 3-bedroom, 3-bathroom townhome fuses modern comforts with the active Canmore outdoor lifestyle. You'll appreciate the open-concept floor plan connecting the living, dining, and kitchen areas, creating a comfortable space for entertaining or relaxing with loved ones. The adjacent living room boasts two full walls of south facing windows for exceptional natural light and mountain views. Cozy up by the fireplace on winter nights, and enjoy the summer sunsets from one of the four decks. Two of the three bedrooms have ensuite bathrooms, with the third bedroom includes a shared Jack and Jill bathroom. The airy loft with vault ceilings features abundant space for multiple potential uses such as office, gym, TV or gaming room, or kids play area. The Primary suite is thoughtfully located on the 2nd floor creating ideal separation and privacy. Two titled underground parking stalls and a storage cage, ensures plenty of space for your outdoor gear and vehicles. Less scraping and warmer mornings! Located on the walking/biking path to downtown, as well as walking/riding distance to hiking and mountain bike trails, the off leash dog park, frisbee golf course and numerous playgrounds. With the Gateway Shops, the community commercial hub, currently under development, you will soon be able to walk or bike to pick up groceries, grab a coffee, or enjoy an evening with friends in the neighbourhood brew pub. A Canmore home that checks every box! View it today.