



**GRASSROOTS**  
REALTY GROUP

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

208, 1105 Spring Creek Drive  
Canmore, Alberta

MLS # A2237822



**\$1,699,999**

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,642 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 940
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC-SCMV-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Modern Mountain Living in the Heart of Canmore & Spring Creek 3-Bedroom Condo Welcome to one of the finest condos in Canmore, located in the vibrant and highly sought-after Spring Creek community&mdash;just steps from downtown and surrounded by breathtaking mountain views. This spacious and beautifully appointed 3-bedroom, 2-bathroom home offers over 1,600 sq. ft. of modern, open-concept living space. Designed for comfort and function, the layout features a large primary suite complete with a 5-piece ensuite and walk-in closet, plus two additional well-sized bedrooms for family, guests, or a home office. Soak in stunning south-facing views of the iconic Three Sisters, Ha Ling Peak, and EEOR from your expansive wrap-around balcony&mdash;an ideal spot to unwind or entertain. Additional highlights include: \* Underground parking for year-round convenience \* In-suite laundry room for added storage and practicality \* Contemporary finishes and a bright, airy design throughout Whether you're looking for a full-time residence or the perfect mountain escape, this condo delivers luxury, lifestyle, and location all in one. Opportunities like this in Spring Creek don&rsquo;t come around often&mdash;come experience it for yourself.