



GRASSROOTS
REALTY GROUP

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

9, 241 Benchlands Terrace
Canmore, Alberta

MLS # A2238307



\$999,000

Division:	Benchlands		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 505
Basement:	Partial, Walk-Out To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, See Remarks		

Inclusions: See Remarks

Click brochure link for more details. Welcome to your new home! This sunny south facing 3 bedroom + 4th bedroom/rec room, 1.5 bath corner unit on the sunny side of Canmore has stunning panoramic mountain views. Recently renovated and located in an established neighbourhood surrounded by woods and walking paths, this unit is your perfect full-time home or weekend retreat. Soak in the mountain views while sipping your morning coffee or curl up by the cozy wood burning fireplace and watch sunset colours dance across the mountains. This unit has an oversized garage providing ample storage of all your adventure gear. Located in the quiet, well maintained and managed complex of Elk Pointe with a healthy reserve fund. With a total liveable space of 1612 sq feet this townhouse has monthly condo fees of \$505.