



**GRASSROOTS**  
REALTY GROUP

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**16, 100 Prospect Heights  
Canmore, Alberta**

**MLS # A2242008**



**\$1,745,000**

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 and Half Storey, Attached-Side by Side		
<b>Size:</b>	2,518 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

<b>Inclusions:</b>	murphy bed with mattress		
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These coveted, spacious Creekside units rarely come for sale.&nbsp;Tucked into an upscale enclave, it offers the perfect blend of tranquility and convenience: close enough to walk to downtown, yet peacefully removed from the bustle of Main Street. Outstanding views from the bright, east-facing deck overlooking the creek, park, and nearby walking and biking trails&mdash;plus peekaboo views of the Bow River. Inside, soaring ceilings and huge windows let the light stream in. Impressively large rooms are a rare find in today&rsquo;s market. This home features bedrooms and full bathrooms on every level, ideal for extended family, guests, or multi-generational living. Recent upgrades include new windows and doors, along with central A/C to keep things cool on warm summer days.The complex has installed rooftop sprinklers&mdash;an added layer of safety and peace of mind. A double attached garage completes the package. This is the best of all locations, a short jaunt downhill to town, parks, playgrounds, and the Bow River pathway; or turn uphill to Quarry Lake, the Nordic Centre, and easy access out of town via Three Sisters Parkway.&nbsp;Don&rsquo;t miss your chance to own in one of the most desirable communities in town!