



**GRASSROOTS**  
REALTY GROUP

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306, 505 Spring Creek Drive  
Canmore, Alberta

MLS # A2244337



**\$875,000**

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	903 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, Open Floorplan, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** window coverings

Welcome to this beautifully upgraded 2-bedroom, 2-bath condo in the highly desirable Spring Creek Mountain Village—an ideal retreat for those seeking comfort, convenience, and a vibrant mountain lifestyle. With 903 sq ft of thoughtfully designed space, this home features a stylish, updated kitchen with quartz countertops, stainless steel appliances, and a gas stove—perfect for cooking and entertaining. Enjoy cozy evenings by the new fireplace, and appreciate the warmth of refurbished hardwood flooring throughout the main living area. The master bedroom offers a peaceful escape with a charming nook ideal for reading, writing, or creative hobbies. Updated bathrooms add a touch of modern ease, while the private deck invites you to relax with your morning coffee and take in peaceful mountain views. Just steps from walking and biking trails, boutique shops, restaurants, and the creek, this is your opportunity to embrace an active yet tranquil lifestyle in the heart of Canmore. Come, see for yourself — your mountain adventures are calling!!