



**GRASSROOTS**  
REALTY GROUP

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

**109, 150 Crossbow Place  
Canmore, Alberta**

**MLS # A2256302**



**\$839,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,080
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	Res-Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Recreation Facilities, Soaking Tub, Stone Counters		
<b>Inclusions:</b>	N/A		

Crossbow Landing offers the best in Canmore living. This west facing 2 bedroom plus den (or third bedroom), 2 bathroom, single level apartment features large square footage and updates throughout. Renovations include paint, flooring, countertops, faucets, stone work and ceiling fans. Storage abounds in the kitchen, bathrooms, laundry room and multiple closets. Host guests in the open concept kitchen, dining room and living room. Enjoy the warmth of the in-floor heat and river stone gas fireplace. The amenities building, offering indoor and outdoor hot tubs, sauna, well-equipped fitness room, and a huge common room with games, library, TV and lounge areas is among the best in the valley. To top it off, you get TWO titled parking stalls in the heated parkade, plus TWO large storage units in front of the parking stalls. Located near the Bow River and trails, and the new retail zone that is currently being developed.