



**GRASSROOTS**  
REALTY GROUP

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**133, 200 Prospect Heights  
Canmore, Alberta**

**MLS # A2257413**

**\$1,299,000**



<b>Division:</b>	Homesteads		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

<b>Inclusions:</b>	None
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Quiet Location in Sought After Prospect Heights. Mountain Living Steps from the Bow River and Downtown! Prospect Heights, where stunning mountain views and a prime location come together. This 3-bedroom, 3.5 bath townhome features an open-concept living room with vaulted ceilings that fill the space with natural light, a cozy wood burner and a private balcony perfect for soaking in the views. The main level includes the primary bedroom with a 4-piece ensuite, laundry, and access to an exterior deck just off the dining room. Upstairs, a large loft / office room overlooks the living space below, as well as 2 massive bedrooms and a 4 piece bathroom. Lower level has a very large family room that could also be a bunk room for family and friends as well a 2 car garage. Just steps from the Bow River and downtown Canmore, this home offers easy access to trails, nature, and all the amenities Canmore has to offer.