



GRASSROOTS
REALTY GROUP

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**313, 187 Kananaskis Way
Canmore, Alberta**

MLS # A2257718

\$732,900



Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 935
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	Visitor Accommodation
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Tray Ceiling(s)		

Inclusions: Furnishing, Kitchenware, Linens, Electronics, DÃ©cor, Patio Furniture & BBQ.

Picture yourself in one of Canmore's most desirable destinations, Solara Resort & Spa, where lifestyle meets investment. This suite offers the largest of the one-bedroom floorplans, welcoming you with a bright open-concept living space designed for comfort and connection. The gourmet kitchen is a chef's delight, featuring stylish two-tone cabinetry, granite countertops, a spacious island, imported cork floors, and stainless appliances –perfect for preparing meals after a day of Rocky Mountain adventure. Gather in the dining area, comfortably set for four, then sink into the living room's plush sofa, which doubles as a queen bed, while the ambient fireplace sets the mood for a cozy evening. Step outside to your private covered balcony, the ideal spot for stargazing against a backdrop of snowcapped peaks. When it's time to unwind, retreat to the spa-inspired bathroom before recharging in the king-sized bedroom for another day of mountain living. Life at Solara extends far beyond your suite with amenities including an indoor pool, hot tub, One Wellness Spa & Fitness Centre, Axis Bar & Kitchen, MainSpace event venue, Epic Liquor store, and heated underground titled parking with secure gear storage. With zoning that permits short-term nightly rentals, this property offers an exceptional opportunity to generate strong revenue while enjoying your own private Rocky Mountain getaway whenever you choose. The list price includes GST. Consult an Accountant to discuss deferral options.