



**GRASSROOTS**  
REALTY GROUP

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

**215, 155 Crossbow Place  
Canmore, Alberta**

**MLS # A2262256**



**\$700,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 984
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

<b>Inclusions:</b>	N/A
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Two bedroom, two bathroom mountain retreat with amenities. Welcome to this beautifully appointed corner unit, offering breathtaking mountain views and a thoughtfully designed layout. Freshly painted throughout and with new carpet, the open concept kitchen and living area are highlighted by a cozy fireplace - perfect for relaxing after a day in the mountains. Two decks offer plenty of outdoor space to take in the stunning views. The spacious primary bedroom includes a walk-in closet and a private ensuite bath, a second bedroom, full bathroom and a dedicated laundry room complete the space. Enjoy the convenience of heated underground parking and a private storage unit . Located in a desirable, well-managed complex, residents have access to an impressive amenities centre featuring an indoor pool, indoor/outdoor hot tub, fitness room, theatre, games, rec room and guest suites. Just steps away from Canmore's extensive network of hiking/biking trails. Note: the complex has a 40+ age restriction to reside.