



GRASSROOTS
REALTY GROUP

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**1105, 70 Dyrgas Gate
Canmore, Alberta**

MLS # A2263406



\$729,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	917 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Low Maintenance Landscape, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Open Floorplan, Primary Downstairs		

Inclusions:	na
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Beautiful corner townhouse in the highly sought-after Collier's Ridge community, offering over 1,000 sq. ft. of bright, open living space and spectacular mountain views from every window. This two-level home welcomes you with an inviting open-concept kitchen, dining, and living area featuring 9' ceilings, large windows that flood the space with natural light, and a cozy gas fireplace accented by a charming log mantle. Step out from the dining area onto the expansive deck to enjoy unobstructed panoramic views — perfect for morning coffee or evening relaxation. The entry level also includes a convenient powder room and a spacious single attached garage. The walkout lower level features two generous bedrooms with heated floors, a 4-piece bath, laundry area, and direct patio access from the primary suite. Located in a well-managed complex just steps from scenic hiking and biking trails and moments from Stewart Creek Golf Course, this home truly embodies the Canmore mountain lifestyle.