



GRASSROOTS
REALTY GROUP

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**323, 173 Kananaskis Way
Canmore, Alberta**

MLS # A2264930



\$892,498

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,100
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.

Step into mountain living at its finest with this spacious two bedroom lock-off suite at Solara Resort & Spa. After a day exploring Canmore's endless trails, rivers & slopes, return to a space designed for both comfort & connection. The gourmet kitchen features sleek two-tone cabinetry, granite counters, a generous island, imported cork flooring & stainless steel appliances. Everything you need to prepare & enjoy meals. Gather around the dining table for six, then sink into the living room where a plush sofa (converting to a queen bed) faces a glowing fireplace, setting the perfect alpine mood. Step onto one of two private balconies to savour your morning coffee or stargaze at night against a backdrop of the Rockies. When it's time to recharge, unwind in the spa-inspired bathroom before retreating to bed for a restful night's sleep. The popular lock-off design allows one bedroom to transform into a self-contained hotel-style suite with its own access to the main corridor. This smart design is ideal for hosting family and friends, or generating additional rental revenue. Resort amenities complete the experience: dive into the indoor pool, soak in the hot tub, rejuvenate at One Wellness Spa & Fitness Centre, or enjoy a drink and a meal at Axis Bar & Kitchen. MainSpace event venue and Epic Liquor are just steps away, while heated underground parking and secure storage add peace of mind. Zoned for nightly rentals, this suite is both a lucrative investment and a personal mountain retreat; blending adventure, relaxation & the comfort of a world-class resort. The list price includes GST. Consult an Accountant to discuss GST deferral options.