



GRASSROOTS
REALTY GROUP

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**324, 170 Crossbow Place
Canmore, Alberta**

MLS # A2271746



\$735,000

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,345 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt

Basement: -

Exterior: Log, Stone

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities, Storage, Track Lighting

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 1,055

LLD: -

Zoning: R3

Utilities: -

Executive Condo in Canmore's Exclusive Three Sisters Community. Immaculately cared for two bedroom, two bathroom penthouse condo in the highly sought-after Three Sisters neighbourhood. This beautifully designed home spans two levels, featuring an open-concept main floor living area with stunning mountain views framed throughout: overlooking mature evergreen trees and the Bow River. These unobstructed views offer exceptional privacy for you to enjoy. Upstairs, two spacious bedrooms offer a quiet separation from the main living space. High-end finishes include new hardwood flooring and granite countertops throughout. This is a no-smoking, no-pet home. The property includes two titled indoor, side-by-side parking stalls, literally steps from the elevator, and two ample indoor storage units. This condo offers in-floor heating, gas fireplace and laundry room. Exterior maintenance is covered by the condo association allowing for low-maintenance living, including window and garage floor cleaning to name a few. Residents enjoy access to an exceptional amenities building featuring indoor and outdoor hot tubs, sauna, gym, weight room, pool tables, and a relaxing lounge area. A rare opportunity to own a pristine, luxury home in a peaceful mountain setting.