



GRASSROOTS
REALTY GROUP

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**220AB, 1730 Bow Valley Trail
Canmore, Alberta**

MLS # A2278054

\$1,542,450



Division:	Bow Valley Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,080 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,114
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Visitor Accommodation
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: All contents of the property. All Appliances, Furnishings, Kitchen Wares, Electronics, Linens, Decor, Patio Furniture, and Window Coverings.

Brand new three bedroom, three bathroom lockoff residence in Ascent Canmore, Canmore's newest luxury mountain development, offering exceptional flexibility, comfort, and long term appeal. This intelligently designed home can be enjoyed as a full three bedroom residence or separated into a two bedroom suite plus a fully self contained lockoff studio with its own full kitchen, creating excellent options for personal use, hosting guests, or short term rental opportunities. Stunning south facing mountain views can be enjoyed from every window, while three private decks provide the perfect place to relax and take in the surrounding scenery throughout the seasons. The bright open concept layout features a well appointed kitchen with island seating, generous dining space, and a welcoming living area, all designed to flow seamlessly and maximize natural light. Over \$80,000 has been invested in luxury upgrades including high end furnishings, kitchenwares, custom window coverings, and professionally curated decor, making the unit completely turnkey and ready for immediate enjoyment. Thoughtful details such as secure owner storage, excellent bedroom separation, and three full bathrooms enhance both functionality and privacy. Ascent Canmore offers resort style amenities including an outdoor swimming pool and hot tub where you can unwind while enjoying mountain views, as well as a spacious and fully equipped fitness center. Underground parking and a dedicated storage locker provide year round convenience. This lockoff configuration is well suited to Canmore's short term rental environment while still offering a refined and comfortable mountain retreat. CONSULT YOUR ACCOUNTANT ABOUT GST DEFERRAL