



GRASSROOTS
REALTY GROUP

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**318, 170 Crossbow Place
Canmore, Alberta**

MLS # A2279913



\$739,900

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,339 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Log, Stone, Wood Siding

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Wood Windows

Water: -

Sewer: -

Condo Fee: \$ 980

LLD: -

Zoning: R3

Utilities: -

Inclusions: Window coverings

This is the sunny home with mountain views you've been waiting for! Located on the quiet south side of the building and spanning the top two floors, this fabulous 2 bedroom, 2 bathroom condo enjoys plentiful sunshine year-round with enviable Three Sisters Mountain views. The spacious open-plan living level is flooded with light from all the south facing windows, yet offers privacy from mature trees, and comprises a very spacious kitchen with eating bar, huge living room with gas fireplace, and a generous dining area that will encourage you to invite guests! Step out onto the sunny deck to enjoy your morning coffee with Three Sisters Mountain views, or take a walk by the Bow River along nearby trails. After a fun day in the mountains, the adjacent amenities building offers abundant relaxation opportunities and entertainment for your family and guests, including indoor and outdoor hot tubs, well equipped gym, a sauna, pool tables, lounge area with large screen TV, and ping-pong table. Easy access to endless trails, and the convenience of the newly developed Gateway retail park just down the road. The free Roam bus stops right outside the complex for added convenience. This beautifully presented home offers the rare combination of a quiet location, abundant sunshine, mountain views, convenient amenities and easy access to local facilities. Don't hesitate - book your viewing today! One heated underground parking space (plus visitor parking) with adjacent spacious (9'x5') storage. Please note that short-term rentals are not permitted at this property. There are no age restrictions in this building.