



**GRASSROOTS**  
REALTY GROUP

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217C, 1818 Mountain Avenue  
Canmore, Alberta

MLS # A2279982



**\$170,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Bow Valley Trail                   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 762 sq.ft.                         | Age:   | 2008 (18 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Boiler   | Water:     | -      |
| Floors:     | Carpet, Other, Slate   | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 450 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Mixed, Stone, Wood Frame   | Zoning:    | BVT-G  |
| Foundation: | -  | Utilities: | -      |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub |            |        |

**Inclusions:** All Kitchenware's, electronics, decor, bedding, linens, light fixtures

This bright, SW Facing Corner, 2 bedroom, 2 bathroom unit in Silver Creek Lodge features fantastic views of the Sweeping Southern Mountain Ranges, and West to Banff's Cascade Mountain. An oversized, wrap around deck is ideal for unwinding and soaking in the mountain views and evening sun. BEING A 1/4 SHARE OWNERSHIP, this gives you 1 week per month to enjoy a lifestyle in the Rockies, or collect income from guests. The unit comes fully-furnished and features an open concept design, with granite counter-tops, stainless steel appliances, maple cabinets, slate and hardwood floors, in-suite laundry. On site amenities include an exercise facility, relaxing spa, two hot tubs, steam room and the popular Wild Orchid Bistro & Sushi Lounge. If you've been looking for the ultimate mountain escape at a great price, you don't want to miss this opportunity! Owner pets are allowed, but guest pets are not allowed. LISTING PRICE INCLUDES GST