



GRASSROOTS
REALTY GROUP

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**2021, 209 Stewart Creek Rise
Canmore, Alberta**

MLS # A2281553

\$838,500

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	843 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Driveway, Garage Door Opener, Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rock Outcropping, Rolling Slope		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: Window Coverings, TV, Electric Doorbell, Couch, Dining Set, King Bed, Bunk Bed, Patio furniture and ALL remaining tables and small furniture. Other detached goods include small ware and small appliances in the kitchen.

Fully Furnished, turnkey opportunity within Three Sisters Mountain Village, just under an hour from Calgary. This beautiful first-floor 2-bedroom, 2-bath unit features modern kitchens with stainless steel appliances and stone countertops, along with an oversized deck perfect for enjoying breathtaking panoramic mountain views. The primary bedroom includes a private 4-piece ensuite, while the second bedroom offers scenic views and a convenient office nook. Additional highlights include a "car-and-a-half" garage with ample storage and close proximity to the future Gateway Business District. Still covered under the Alberta New Home Warranty Program, this unit combines sustainable luxury with peace of mind. Whether for personal enjoyment or as an investment in Canmore's thriving real estate market, this home is priced to sell fast—don't miss your chance to embrace the mountain lifestyle today. **The unit comes with 55" TV, Sectional, Dining Table, 2 X Beds with side tables and all Kitchen appliances and small ware**