



GRASSROOTS
REALTY GROUP

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313, 1408 Spring Creek Gate
Canmore, Alberta

MLS # A2284814



\$2,623,950

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,624 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	Public
Floors:	Ceramic Tile, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,120
Basement:	-	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	DC-SCMV-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: All furniture, furnishings, electronics, housewares, linens.

Tourist zoned and revenue-ready in Spring Creek! Across the street from Bridgette Bar and an easy scenic stroll to shops, restaurants and Main Street, Canmore. This is a rare opportunity in Timberstone Lodge, offering 4 bedrooms, 3 full bathrooms, and a southwest corner position on the third floor with scenic mountain views. Designed for guest comfort and strong short-term rental appeal, the open-concept layout features generous sized gathering spaces, a highly functional kitchen with KitchenAid stainless steel appliances, quartz countertops, and solid wood cabinetry. Step outside to an oversized covered deck (over 30 feet long!) with room to BBQ, dine, and lounge. Two spacious, primary-style bedrooms each offer beautiful ensuites. One with dual sinks, a soaker tub, and a modern curbless shower. The second includes a walk-in closet, another five-piece ensuite, and a private water closet. Two additional bedrooms and the 3rd full bath, provide a rare short term rental option for groups to enjoy the convenience of staying together in one property. Underground heated parking and storage complete this amazing opportunity. Spring Creek's superior craftsmanship includes BUILT GREEN certification, with geothermal heating and cooling. Enjoy Timberstone's amenities including an outdoor hot tub with mountain views and a fitness room, plus an unbeatable Spring Creek lifestyle. A standout short-term rental package in one of Canmore's most in-demand vacation rental spots!