



GRASSROOTS
REALTY GROUP

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**402, 1315 Spring Creek Gate
Canmore, Alberta**

MLS # A2287385



\$809,000

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Spring Creek | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 647 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------|
| Heating: | In Floor, Geothermal | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 424 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Silent Floor Joists, Stone, Wood Frame | Zoning: | DC-SCMV-C |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wood Windows | | |
| Inclusions: | None | | |

Executive one-bedroom south facing penthouse condo in Arnica Lodge located right in the heart of the prestigious Spring Creek community. This very well appointed property features a large gourmet kitchen with a convenient and tasteful island with a large quartz counter becoming the dining table. The lovely vaulted ceilings allow for additional living room windows bringing in abundant natural light and mountain views. The 3-sided stone gas fireplace is the focal point of the very spacious living room with direct access to deck, perfect for soaking in the sun after a day's outing. The bathroom features a walk-in tiled shower with 10 mil glass, and large double vanity. The Arnica Lodge boasts one of the best roof top hot tubs in the Rockies, with outstanding panoramic views. There is a furnished owner lounge, exercise room, and additional bike storage. A perfect personal condo or weekend getaway property near downtown Canmore.