



2206, 250 2 Avenue  
Dead Man's Flats, Alberta

MLS # A2288075



**\$732,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Hotel Condo
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** NA

This bright and spacious two-level condo at Copperstone Resort offers the perfect mountain escape with excellent short-term rental potential. Enjoy south-facing views, stylish finishes, and turnkey convenience—use it for your own getaway and offset costs when you're not here. The open-concept main level features an upgraded kitchen with granite countertops, a large island, and stainless steel appliances, flowing into the dining area and generous living room with a cozy stone fireplace, a handy desk nook—ideal for remote work, and a Cabinet Bed to accommodate additional guests. Step out onto the sunny south-facing deck and take in spectacular mountain views. Upstairs, the Large Primary Bedroom offers ample closet space and a 4-piece ensuite with a sizeable vanity. A second bedroom, spacious main 4-piece bathroom, complete the upper level. Additional features include in-suite laundry, underground parking, and a secure storage cage, all in a pet-friendly complex. Zoning allows short-term rentals, with the flexibility to self-manage or use the on-site management company. Offered fully furnished with housewares, electronics, and linens for a true turnkey experience. Copperstone Resort amenities include an outdoor hot tub, BBQ area, firepit, fitness facility, and secure parkade. Located in the quiet hamlet of Dead Man's Flats along the Bow River—just minutes to Canmore, Kananaskis, world-class skiing, restaurants, and shopping. Price includes GST