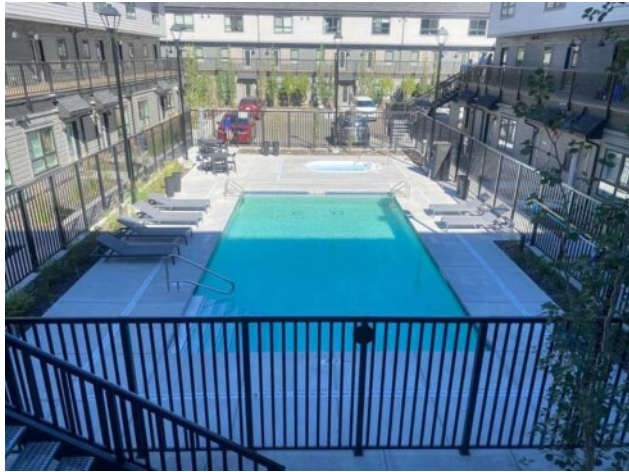




102, 109 Kananaskis Way  
Canmore, Alberta

MLS # A2297163

**\$1,467,900**



<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Lot, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,120
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	20V
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Skyline Peaks!!! Positioned at the Skyline Peaks Resort, this spacious Short Term Rental with Three-bedroom, Two-bathroom Townhouse has everything you want: Unbeatable Mountain views, convenient locations, thoughtful design on the room configuration. Don't miss such an exceptional opportunity to own a retreat in the beautiful Canadian Rockies. The unit is town house style and it has one level living with 1081 sqft. It can comfortably host up to Ten guests, generate approximately \$170,000 gross revenue every year. Amenities at the resort includes hot tub, outdoor pool, and parking. Lots of cabinets, modern fireplace, quartz countertop, big island to make it feel home for the guest. Two four-piece bath are thoughtfully designed with under floor heating. Built in 2023, the unit presents a modern and aesthetic design for both comfort, enjoyment and luxury. \$1,398,000 +GST = \$1,467,900. Consult your accountant about GST deferral options.