



124, 104 Armstrong Place  
Canmore, Alberta

MLS # A2304902



**\$1,169,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Views		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Rubber

**Basement:** None

**Exterior:** Cedar, Log, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,724

**LLD:** -

**Zoning:** Res Multi

**Utilities:** -

**Inclusions:** n/a

Experience the very best of mountain living at this stunning 3-bedroom, 3-bathroom, single level condo in Trailside Lodges. Spanning over 2000SF, this property offers breathtaking, Southeast-facing mountain views, an abundance of natural light, and a seamless blend of comfort and style. You feel the warmth and spaciousness here from the moment you step inside this beautiful open-concept living area, with floor-to-ceiling stone fireplace and beautiful hardwood flooring. The gourmet kitchen features high-end finishes, generous counter space, and lots of cupboards, ideal for culinary enthusiasts. The primary suite is a fabulous private retreat with space for a lounge area, direct deck access, and a large ensuite with a corner jetted tub, double vanity, spacious shower, water closet and walk-in closet. A second master suite also boasts direct deck access, a walk-in closet, and another elegant ensuite with double vanities. The third bedroom, tucked away for privacy, enjoys its own unique mountain views with a third full bathroom nearby. An oversized laundry room with additional flex space add to the home's thoughtful design and offer tons of storage room. Enjoy outdoor living year-round on the impressive 35' x 9' partially covered deck, complete with a roll-down sunshade and patio heater, providing a comfortable space to take in the incredible mountain vistas. A number of recent upgrades have been completed, including new appliances, new kitchen sink/faucet, new toilets, & a murphy bed. Ownership at Trailside Lodges includes access to one of the best-outfitted clubhouses in Canmore, with hands down, the best outdoor hot tub with unbelievable panoramic views, an indoor resistance pool, a well-equipped fitness center, billiards & games loft, and a theatre room. Additional conveniences include a heated underground parking stall, storage for all your

seasonal gear, and ample guest parking. This home is move-in ready and offers the perfect lock-and-leave lifestyle without compromising space or luxury.