



**326, 109 Montane Road
Canmore, Alberta**

MLS # A2098504



\$838,950

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	673 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Wood Frame, Wood Siding

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 567

LLD: -

Zoning: BVT-G

Utilities: -

Inclusions: N/A

TOURIST ZONED PENTHOUSE level spanning two floors, this two-bedroom, two-bathroom suite comes fully furnished and equipped to suit your every need. The seamless open-concept kitchen and living area showcase a gas fireplace, expansive windows flooding the space with natural light, and a charming deck offering breathtaking views of Lady MacDonald. Ascend to the upper level to find a PRIVATE master bedroom with a personal ensuite, providing a serene retreat. A conveniently located additional 3pc bath, stacked laundry, and secure in-suite storage round out the thoughtfully designed layout. The Lodges at Canmore stand as a testament to luxury living, offering a year-round heated outdoor pool, three indulgent hot tubs, a state-of-the-art fitness facility, secure entry with elevator access, heated underground parking, and various storage options. Embrace the adaptability of the flexible zoning, allowing you to tailor this space to your unique lifestyle needs. Whether you envision it as your full-time residence or as an investment property with lucrative short-term rental potential, this suite effortlessly checks all the boxes for the discerning buyer. Listing price is \$799,000 plus GST.