



**GRASSROOTS**  
REALTY GROUP

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206, 1315 Spring Creek Gate  
Canmore, Alberta

MLS # A2123939



**\$709,900**

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	670 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Electric Gate, Garage Door Opener, Guest, Heated Garage, Insulation		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Combination, High Efficiency, In Floor, ENERGY STAR Qualified Equipment	Water:	Geothermal, Natural Gas
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	DC-SCMV-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage		
Inclusions:	Phantom Retractable Screen Door (patio), Whole electrical panel surge protection (Clean Volt), see remarks		

Step into luxury living at Arnica Lodge in the sought after Spring Creek Mountain Village! This stunning 1 bedroom, 1 bath condo boasts high-end finishes, including two-tone cabinets with recessed lighting, alder wood doors, trim, and a cozy fireplace mantel. Your charming bedroom retreat features his and her closets offering the perfect blend of style and functionality. The bathroom features a double vanity and a curb-less shower with a wall drain for added convenience. Stay warm and comfortable with the 3-zone radiant floor heating and on-demand hot water system. You will appreciate the geothermal heating/cooling and a natural gas hook-up on the balcony, perfect for taking in the views of fine shops, restaurants, and art galleries, right outside your door. Enjoy the benefits of LOW CONDO FEES while relaxing in the rooftop hot tub and gazing at the majestic Three Sisters mountains, or stay active in the fitness room on the 2nd floor. The coin-operated laundry room on the 3rd floor for guests adds ease, and a lounge on the 4th floor for entertaining or special occasions. With an underground parkade and bicycle storage, your belongings are safe and secure. And let's not forget the picturesque community surroundings and the short walk to downtown Canmore, where endless adventures and entertainment await. Don't miss out on this exceptional opportunity to own your own little slice of heaven where luxury meets affordability. Welcome home to luxury, comfort, and convenience at Arnica Lodge!