



**319, 175 Crossbow Place
Canmore, Alberta**

MLS # A2125146



\$924,900

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,719 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Electric	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,414
Basement:	None	LLD:	-
Exterior:	Log, Stone, Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	BBQ		

Welcome Home to this top Floor 3 Bedroom + 3 Bathroom Penthouse in Crossbow Pointe. As you walk into this open concept home you will love how it feels, vaulted ceilings an abundance of light, south facing windows with a large open loft. On the main floor you will find a cozy mountain feeling kitchen, living, dining area that has access to the patio. Enjoy a BBQ or your morning cup of coffee and soak up the sunshine and views. The primary bedroom offers a 3 piece ensuite, walk in closet and a large window. The second bedroom is spacious in size with a 4 piece bathroom right beside, as well as in suite laundry. Hardwood and slate flooring are featured throughout. Up the stairs you are welcomed into a large open loft media area, the third bedroom and 4 piece bathroom. This unit comes with 2 underground titled parking stalls and 2 storage units. You are steps away from the Bow River, access to fabulous walking and biking trails, minutes to downtown Canmore. The complex offers an "amazing" amenities building featuring an indoor pool, indoor/outdoor hot tub, theatre, exercise room, library & lounge. Enjoy this quiet, friendly, adult 40+ community.