



GRASSROOTS
REALTY GROUP

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211, 75 Dyrgas Gate
Canmore, Alberta

MLS # A2137855



\$965,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Views		

Heating:	In Floor, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Slate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,154
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R3-SC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

This executive 1323 SF South facing condo enjoys fabulous views of Three Sisters! Located in the heart of Three Sisters Mountain Village, the great floor plan provides ample space for friends & family. Recently renovated, this property is pristine inside! Vaulted ceilings & large windows provide magnificent views & light to the open concept living area which boasts a floor to ceiling stone gas fireplace. Enjoy the sunny deck with built-in stainless steel BBQ and more incredible mountain views. The beautiful kitchen with fir eating bar has been updated and features quartz countertops, granite sink, new S/S appliances, new upper cabinets & backsplash and an R/O water system. Other updates to this stylish property include new hardwood floors & paint throughout, motorized window shades and new washer & dryer. On the main living level is the first spacious bedroom with ensuite. On the upper level, two large primary style bedrooms are each complete with their own ensuites. An underground parking stall & large storage locker, as well as oversized storage for kayaks & canoes and lots of guest parking underground are also included. Close to countless trails, you can easily step outside your door & explore! Mountaineer's Village's amenities include elevator access, the great Market Bistro & UnWined wine shop.