



**323, 107 Montane Road
Canmore, Alberta**

MLS # A2181141



\$718,200

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	630 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	Tourist Home
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage, Track Lighting		

Inclusions: Turn key - All furniture and kitchenware

**** Top Floor TOURIST HOME **** Welcome to your new one bedroom, 1.5-bathroom top floor sanctuary at The Lodges at Canmore. This cozy, turn-key, fully furnished penthouse features incredible mountain views, a loft with a luxurious new queen bed complete with an ensuite bathroom and incredible amenities. Downstairs, enjoy your new flat screen tv, breathtaking patio views, and brand-new pull-out sofa in the living area. The Lodges at Canmore is known as one of the best-managed short-term rental complexes in the Bow Valley, featuring a large outdoor heated pool, 3 hot tubs and fitness centre. Complete with heated underground parking and 24-hour front desk, this property has everything you and your guests are looking for in a Canmore getaway. Located minutes from downtown Canmore, steps away from accessing the town's trail system, and walking distance to restaurants, shopping and everything Canmore has to offer. GST is included in the list price and can be deferred by buyer. Consult your accountant.