



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**309, 170 Crossbow Place  
Canmore, Alberta**

**MLS # A2192858**

**\$799,000**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recreation Facilities

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 980
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** N/A

\*This unit was painted June 2 & 3 in Sherwin William's colour cotton white. Light reflective value 87. Photos to follow in due course.\*  
Welcome to your future home in the heart of the Rockies! This 2-bedroom, 2-bathroom two-story unit offers the perfect blend of modern comfort and natural beauty. The open concept kitchen flows into a bright living room space, perfect for entertaining. Upstairs, the primary suite is a true retreat, featuring a 4-piece ensuite bath for ultimate relaxation. A second bedroom and bathroom provide ample space for guests, a home office, or whatever suits your lifestyle. But the real showstopper? The views of the iconic Three Sisters Mountains right from your bedroom window. Whether you're cozied up inside or enjoying fresh mountain air from your private balcony, this spectacular backdrop will never get old. The club house offers a flexible space with a game room, gym, sauna and hot tub to entertain larger parties. Located minutes from hiking/biking trails and the world-renowned Stewart Creek Golf Course Don't miss this rare opportunity to own a piece of mountain paradise.