



**GRASSROOTS**  
REALTY GROUP

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**311, 750 Harvie Heights Road  
Harvie Heights, Alberta**

**MLS # A2199790**



**\$837,795**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 861
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Visitor Accomodation
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

<b>Inclusions:</b>	na
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This mountain retreat is perfectly positioned en route to Banff and just minutes from Canmore. Offering the ideal blend of adventure and relaxation, this modern 2 bed/3bath escape features a contemporary open-concept design, complete with stainless steel appliances, quartz countertops and stylish finishes throughout. Designed for both comfort and entertaining, the spacious dining area flows seamlessly onto a private balcony, where you can bask in breathtaking mountain views and enjoy the fresh alpine air. After a day of exploring or an afternoon at the Canmore Golf Club, unwind in the complex's hot tub or take advantage of the scenic hiking and biking trails just steps from your door. Whether you're seeking a weekend warrior getaway or a savvy investment, this property is short-term rental approved on platforms like Airbnb and VRBO—offering excellent income potential. GST may be deferred—consult your accountant for details. Don't miss this rare opportunity to own a slice of the Rockies!