

**407, 707 Spring Creek Drive
 Canmore, Alberta**

MLS # A2321817

\$2,250,000



Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,611 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Common, Parkade, Underground		
Lot Size:	0.79 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Fireplace(s), Natural Gas, Radiant	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 915
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: na

Rarely does a top-floor Spring Creek residence combine this level of space, natural light, and expansive mountain views. Vaulted wood ceilings and dramatic windows create an immediate sense of arrival, while the open-concept layout is perfectly suited for entertaining family and friends. At the heart of the home, a beautifully finished kitchen with a large island, gas range, and extensive cabinetry flows effortlessly into the living area, anchored by a stunning stone fireplace. With 3 bedrooms plus a den, 2 bathrooms and quality finishes throughout. The private balcony is perfect to enjoy the surrounding mountain setting, this home delivers the lifestyle buyers seek when they choose Spring Creek. Trails, dining, shopping, and downtown Canmore are all just a short stroll away.