

**408, 1315 Spring Creek Gate  
Canmore, Alberta**

**MLS # A2221643**



**\$1,750,000**

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Tandem, Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 758
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	SCMV
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Penthouse with eastern exposure in Arnica Lodge. Walking distance to downtown Canmore. Subzero fridge, Wolf induction range & hood fan, Cove dishwasher, Hunter Douglas blinds and Poliform closets from Italy.