

324, 170 Crossbow Place  
Canmore, Alberta

MLS # A2271746

**\$735,000**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 1,055
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Stone	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities, Storage, Track Lighting		
<b>Inclusions:</b>	N/A		

Executive Condo in Canmore's Exclusive Three Sisters Community. Immaculately cared for two bedroom, two bathroom penthouse condo in the highly sought-after Three Sisters neighbourhood. This beautifully designed home spans two levels, featuring an open-concept main floor living area with stunning mountain views framed throughout: overlooking mature evergreen trees and the Bow River. These unobstructed views offer exceptional privacy for you to enjoy. Upstairs, two spacious bedrooms offer a quiet separation from the main living space. High-end finishes include new hardwood flooring and granite countertops throughout. This is a no-smoking, no-pet home. The property includes two titled indoor, side-by-side parking stalls, literally steps from the elevator, and two ample indoor storage units. This condo offers in-floor heating, gas fireplace and laundry room. Exterior maintenance is covered by the condo association allowing for low-maintenance living, including window and garage floor cleaning to name a few. Residents enjoy access to an exceptional amenities building featuring indoor and outdoor hot tubs, sauna, gym, weight room, pool tables, and a relaxing lounge area. A rare opportunity to own a pristine, luxury home in a peaceful mountain setting.