

205, 905 Spring Creek Drive  
Canmore, Alberta

MLS # A2280124



## \$2,340,450

<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2019 (7 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, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 928
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC-SCMV-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** Furniture, furnishings, kitchenware, art and pictures

Immaculate and rare 2-bedroom plus den (functions as 3rd bedroom) luxury condominium in White Spruce Lodge in the heart of Spring Creek. This property carries the "tourist home" designation permitting short-term vacation rentals. Sold fully furnished and turn-key for immediate rentals, with many reservations already on the books for 2026! Owners and rental guests will enjoy the open concept living with spacious living areas ideal for families or gatherings with a large gourmet kitchen complete with stainless appliances, quartz counters and plenty of cabinet space, a large dining area and living room, perfect for entertaining. Enjoy outdoor living with 2 large covered decks, facing SW/W with great views of Ha Ling Peak and the entire Rundle Range. The den has two full size built in bunk beds, perfect for the kids! The large primary bedroom features king, a walk-in closet and 5 piece ensuite. White Spruce Lodge has an inviting courtyard hot tub with fantastic views and an exercise room on the main level. White Spruce Lodge is located adjacent to the Plaza in Spring Creek with shops, Bridgette Bar restaurant and is just a short stroll to Main Street Canmore along the lovely creek paths to downtown.