

2021, 209 Stewart Creek Rise  
Canmore, Alberta

MLS # A2281553

**\$838,500**



<b>Division:</b>	Three Sisters	<b>Water:</b>	-
<b>Type:</b>	Residential/Five Plus	<b>Sewer:</b>	-
<b>Style:</b>	Townhouse	<b>Condo Fee:</b>	\$ 284
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>LLD:</b>	-
<b>Baths:</b>	2	<b>Zoning:</b>	R2A
<b>Garage:</b>	Asphalt, Driveway, Garage Door Opener, Parking Pad, Single Garage Attached	<b>Utilities:</b>	-
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rock Outcropping, Rolling Slope		
<b>Heating:</b>	In Floor, Fireplace(s), Natural Gas		
<b>Floors:</b>	Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	None		
<b>Exterior:</b>	Composite Siding, Concrete, Mixed		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** Window Coverings, TV, Electric Doorbell, Couch, Dining Set, King Bed, Bunk Bed, Patio furniture and ALL remaining tables and small furniture. Other detached goods include small ware and small appliances in the kitchen.

Fully Furnished, turnkey opportunity within Three Sisters Mountain Village, just under an hour from Calgary. This beautiful first-floor 2-bedroom, 2-bath unit features modern kitchens with stainless steel appliances and stone countertops, along with an oversized deck perfect for enjoying breathtaking panoramic mountain views. The primary bedroom includes a private 4-piece ensuite, while the second bedroom offers scenic views and a convenient office nook. Additional highlights include a "car-and-a-half" garage with ample storage and close proximity to the future Gateway Business District. Still covered under the Alberta New Home Warranty Program, this unit combines sustainable luxury with peace of mind. Whether for personal enjoyment or as an investment in Canmore's thriving real estate market, this home is priced to sell fast—don't miss your chance to embrace the mountain lifestyle today. \*\*The unit comes with 55" TV, Sectional, Dining Table, 2 X Beds with side tables and all Kitchen appliances and small ware\*\*