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402, 1505 Spring Creek Gate
Canmore, Alberta

MLS # A2295643

$1,699,000

Division:	Spring Creek		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,537 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Geothermal	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 1,166
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Silent Floor Joists, Stone, Wood Frame	**Zoning:**	DC-SCMV-CR
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome Home to Black Swift Lodge! Enjoy over 1,500 sq ft of exquisite living space in the sought after community of Silver Creek. Brand new and never lived in, this corner penthouse is ready for you to experience mountain town living at its finest. 2 Bedroom, 2 Bathroom and a Flex loft space make this perfect for anyone looking for a home that is walkable, quiet and away from busy city life. Vaulted ceilings, large windows and light colour palette make this unit bright and open. The well-appointed kitchen offers quartz countertops, solid wood cabinets and upgraded appliances including a gas stove and custom integrated hood fan. The living room with gas fireplace leads to the large corner deck with BBQ gas line and SE mountain views of Three Sisters. The primary suite is complete with a walk-in closet and 5pc ensuite. Located on the other side of the unit for extra privacy, the 2nd bedroom with walk-in closet is steps to the 3pc bath with walk-in shower. The loft is a perfect location for a home office, studio or additional living space. Add a murphy bed for extra guest space! The in-floor heating & central cooling is geothermal. Engineered Hardwood, custom window coverings and recessed lighting through-out. Convenient full sized in-suite laundry. Amenities include a fitness centre, outdoor courtyard with hot tub and secure underground parking with bicycle storage. Included are 2 titled parking stalls and assigned storage unit. Steps to Spring Creek Market and walking distance to downtown Canmore. Covered under Alberta New Home Warranty and available immediately. 20 minutes to Banff. 1 hr to Calgary. Outdoor enthusiasts will enjoy 80 km of regional trails with easy access to hiking, Nordic skiing and cycling. Experience everything living at Silver Creek has to offer!

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