

**104, 1408 Spring Creek Gate  
Canmore, Alberta**

**MLS # A2320395**

**\$1,563,975**



<b>Division:</b>	Spring Creek		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 748
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Tourist Home
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	All contents present in the unit.		

Enjoy the best of Spring Creek living from this beautifully finished turnkey two bedroom, two bath tourist home zoned condo, offering an impressive blend of comfort, quality and mountain lifestyle appeal. Set in an easy access ground floor location, the well-planned 1,104 sq. ft. layout features an inviting open concept living area, ideal for gathering after a day of adventure in the Bow Valley. Stone countertops, eating bar seating, a dedicated dining area and a warm living room with feature fireplace create a refined yet welcoming space. Step outside to the spacious patio and enjoy a short walk to the outdoor hot tub with stunning mountain views. From this sought-after setting, you are a short walk to downtown Canmore, pathways, shops and restaurants. With two primary bedrooms, each complete with a spa-inspired 5-piece ensuite, this property is a Canmore home base, full-time residence, or short-term rental opportunity, offering flexibility in a sought after mountain setting.