

# \$709,000 - 306, 1315 Spring Creek Gate, Canmore

MLS® #A2187636

**\$709,000**

1 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.00 Acres

Spring Creek, Canmore, Alberta

Open House Sunday March 23 11-2PM -

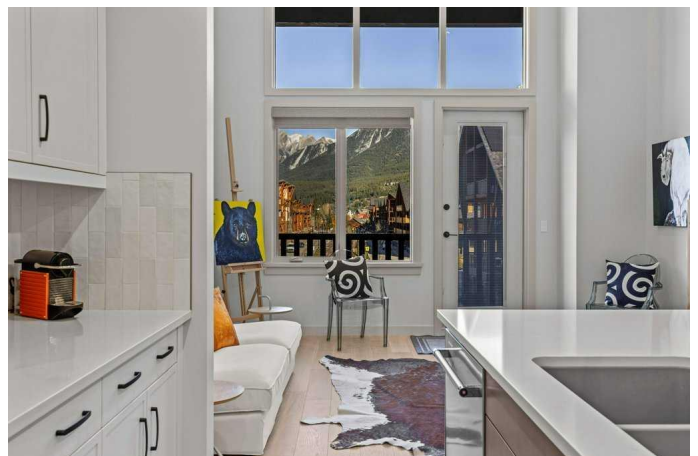
Discover the allure of this top-floor penthouse, showcasing vaulted ceilings and a wall of windows that welcome you with breathtaking views. This spacious layout, bathed in natural light, combines the warmth of hardwood and tile floors to create a truly inviting atmosphere. The modern kitchen features quartz countertops, a gas stove, contrasting cabinetry, and a large island with bar seating, making it the perfect space for cooking and entertaining. Relax in the living room in front of a cozy gas fireplace, while taking in the stunning mountain scenery. From here, step out onto the balcony that overlooks a park and a beautifully designed streetscape, all with unobstructed mountain views. The main bedroom offers a serene retreat with more captivating mountain views, and the bathroom boasts double sinks and a walk-in shower for added convenience and luxury. For those seeking south-facing exposure, head to the rooftop patio, which features a hot tub, fitness center, and owner's lounge. Perfectly situated near Spring Creek's trails and just a short walk to downtown and natural spaces, this penthouse is ideal for those who crave both adventure and tranquility!

Built in 2023

## Essential Information

MLS® #

A2187636



|                |               |
|----------------|---------------|
| Price          | \$709,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 696           |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 306, 1315 Spring Creek Gate |
| Subdivision | Spring Creek                |
| City        | Canmore                     |
| County      | Bighorn No. 8, M.D. of      |
| Province    | Alberta                     |
| Postal Code | T1W 0N5                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Fitness Center, Spa/Hot Tub |
| Parking Spaces | 1                           |
| Parking        | Stall                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Microwave, Stove(s), Washer, Window Coverings                 |
| Heating           | Geothermal   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Brick Facing, Living Room, Mantle   |
| # of Stories      | 4  |
| Basement          | None   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 103                |
| Zoning         | residential        |
| HOA Fees       | 341                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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