

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

MLS® #A2187636

**\$709,000**

1 Bedroom, 1.00 Bathroom, 696 sqft  
Residential on 0.00 Acres

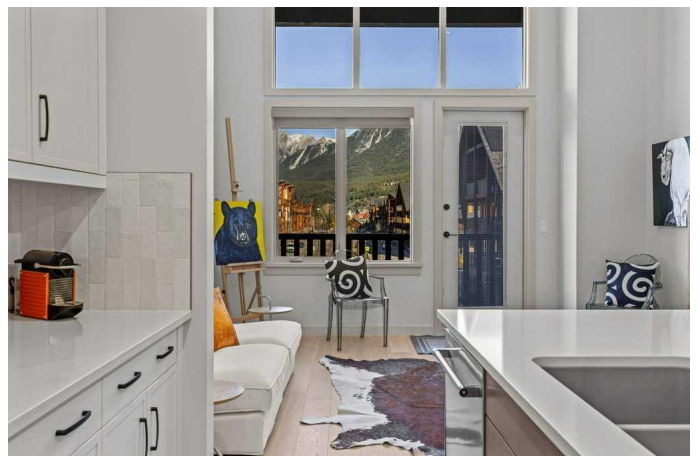
Spring Creek, Canmore, Alberta

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

### **Exterior**

Exterior Features	Balcony
Construction	Mixed

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	92
Zoning	residential
HOA Fees	341
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.