

**107, 1717 Mountain Avenue
Canmore, Alberta**

MLS # A2202432



\$758,268

Division:	Teepee Town		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	BVT-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting		

Inclusions: Furniture, utensils, linens

This executive 1-bedroom + office, 2-bathroom ground-level unit at Golden Ridge is one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers southwestern mountain views, a dedicated office space, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.