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

MLS® #A2187636

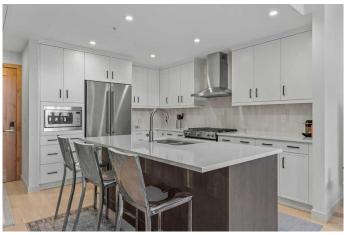
#### \$709,000

1 Bedroom, 1.00 Bathroom, 696 sqft Residential on 0.02 Acres

Spring Creek, Canmore, Alberta

Spring Creek | \$709,000 | Penthouse | Vaulted Ceilings | 700 sq ft | Amazing Hot Tub. 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          | 0.02          |
| Year Built     | 2023          |
| Туре           | 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        | Brick Facing, Gas, Living Room, Mantle   |
| # of Stories      | 4  |
| Basement          | None   |

### Exterior

Exterior Features Balcony Construction Mixed

#### **Additional Information**

| Date Listed    | January 16th, 2025 |
|----------------|--------------------|
| Days on Market | 153                |
| Zoning         | SCMV               |
| HOA Fees       | 341                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â,,¢ MLS® System. Pillar 9â,,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLS®, Multiple Listing Service® 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.