

# **\$1,195,000 - 315, 505 Spring Creek Drive, Canmore**

MLS® #A2211331

**\$1,195,000**

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Spring Creek, Canmore, Alberta

This stunning 2-bedroom condo in Glacier Rock Lodge has incredible views of Lawrence Grassi Ridge, Ha Ling, Three Sisters and Lady MacDonald. Settle into your comfy recliner and marvel at the beauty that surrounds this beautiful location. The Policeman's Creek and courtyard are right out your window, and the oversized covered balcony captures all the views and sunshine. This condo is bright and sunny, and every room is spacious and comfortable. Hardwood floors, tile, carpeting, granite counters throughout, fir trim & passage doors are standard finishing in the premium neighborhood of Spring Creek. The primary bedroom includes a 5 piece ensuite and walk in closet. Laundry and additional storage are both located inside the suite. Two side by side titled parking stalls and a storage locker are convenient for full-time homeowners or weekenders. Amenities include a well-equipped gym and lovely and serene outdoor courtyard that leads to Policemans Creek. Located within walking distance to the many Spring Creek Mountain Village shops, art galleries and services including The Bridgette Bar & Spring Creek Grocery. Canmore's main street, Elevation Place, and shops are only a few minutes walk via one of the scenic creek-side trails.

Built in 2006

## **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | A2211331          |
| Price          | \$1,195,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,224             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 315, 505 Spring Creek Drive |
| Subdivision | Spring Creek                |
| City        | Canmore                     |
| County      | Bighorn No. 8, M.D. of      |
| Province    | Alberta                     |
| Postal Code | T1W0C5                      |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Secured Parking, Snow Removal, Trash                          |
| Parking Spaces | 2                                                                                   |
| Parking        | Garage Door Opener, Garage Faces Rear, Parkade, Stall, Titled, Underground, Secured |
| # of Garages   | 2                                                                                   |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                             |
| Heating           | In Floor, Fireplace(s), Geothermal                                                                                     |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle, Stone, Three-Sided                                                                           |
| # of Stories      | 4                                                                                                                      |

Basement                      None

**Exterior**

Exterior Features      Balcony

Lot Description        Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Level, Low Maintenance Landscape, Views

Roof                      Asphalt Shingle

Construction          Concrete, Stone, Stucco, Wood Frame, Wood Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             April 13th, 2025

Days on Market        6

Zoning                  Res Multi

HOA Fees               341

HOA Fees Freq.       ANN

**Listing Details**

Listing Office           RE/MAX Alpine Realty

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