

**3, 1717B Mountain Avenue
Canmore, Alberta**

MLS # A2261954

\$2,037,000



Division:	Teepee Town		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,398 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Few Trees, Gentle Sloping, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,320
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	BVT
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge. These meticulously designed townhouses feature premium finishes, spacious layouts, and breathtaking panoramic mountain views. Thoughtfully crafted for both comfort and sophistication, each residence seamlessly integrates modern design with natural surroundings. Fully furnished and turnkey-ready, these homes offer a hassle-free move-in experience. Whether as a private retreat or a lucrative investment, Golden Ridge presents a rare opportunity for both lifestyle enhancement and significant revenue potential.