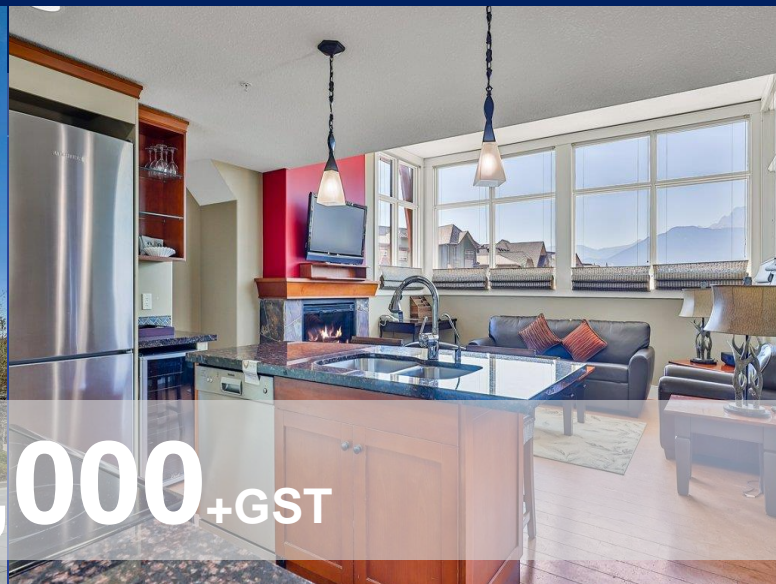




# 306-173 Kananaskis Way

## Solara 2BR With Stunning Mtn Views

Coldwell Banker Rockies Realty



**\$690,000<sub>+GST</sub>**



Panoramic Mountain Views With Lots Of Natural Light



**Bedrooms**  
2



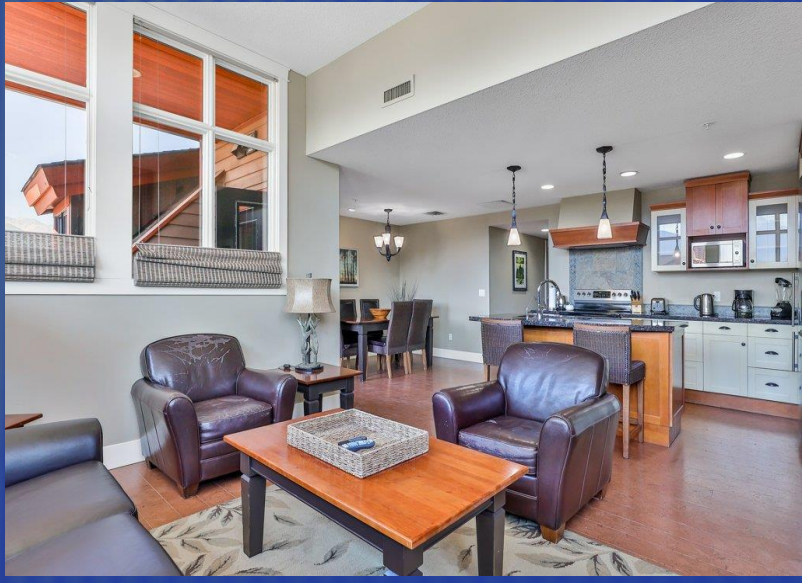
**Bathrooms**  
2



**Fin. Sq.Ft**  
1,112



Relax After A Great Day Spent Outdoors



Spacious Open Concept Main Living Area



Spacious Kitchen– Fully Equipped



Separate Dining Area



Views From Private Deck

From the moment you walk into this unit we think you will agree it is an ideal combination of layout and size coupled phenomenal mountain views. Great separation of space allows for gathering places but also private retreats without having to compromise on comfort. An open concept main living area with wrap around windows lets in lots of natural light and mountain vistas. The Primary Bedroom is a suite complete with walk-in closet and 4pc Ensuite Bath. Both bedrooms are spacious and inviting. Take in peaceful sunrises on the deck with your morning coffee and enjoy sunsets reflecting off the Three Sisters. Located in Solara resort, one of Canmore's finest destinations, you'll enjoy the indoor pool and hottub area, the well equipped fitness center and being able to pamper yourself with a day at the spa. A short walk and you are on the trails, exploring restaurants, shops and all that Canmore has to offer. When not enjoying your mountain retreat personally, rent your unit either through the onsite managed program or self-manage through Airbnb,etc. and earn good returns. Looking for the mountain lifestyle you have dreamed about... it awaits you here! Take a virtual tour then book your private viewing today.

Virtual Tour - [https://youriguide.com/306\\_173\\_kananaskis\\_way\\_canmore\\_ab](https://youriguide.com/306_173_kananaskis_way_canmore_ab)



Year Built  
2008



PCS # 39440  
MLS # A1125143



Primary Bedroom Suite – Wake To Mtn Views



Full 4pc. Primary Ensuite



Second Bedroom



Second Bedroom



Main Bath



In-Suite Laundry



**TOTAL FIN. SQFT = 1,112**  
**TOTAL INT. ABOVE GRADE SQFT = 1,112**

Property Tax (2021) = \$6,316.96  
 Condo Fees (mth) = \$1,239.83



Indoor Pool



Indoor Hottub



Fitness Center



Movie Auditorium



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