



314 Montane Road

Lodges at Canmore 3BR/2Bth Sleeps Up To 10

Coldwell Banker Rockies Realty



\$875,000+GST





Great For Family Use With Excellent Revenue Potential



Bedrooms

3



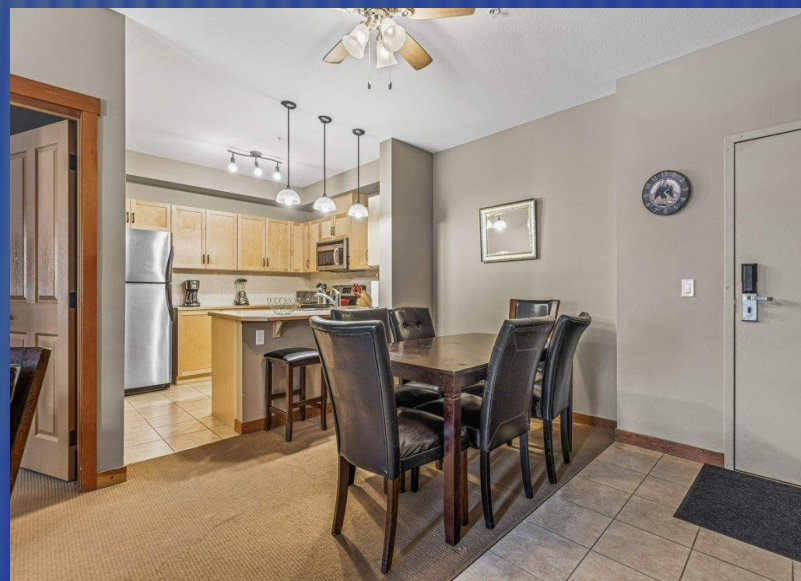
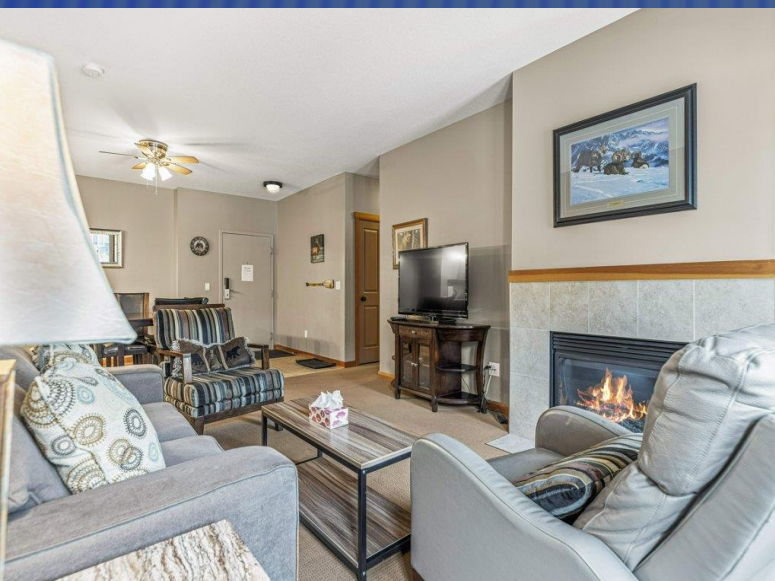
Bathrooms

2



Fin. Sq.Ft

1,088



Spacious Open Layout In Main Living Area – Great For Entertaining & Relaxing



Kitchen With Eating Bar



Lots Of Cabinet & Counter Spaces



Stainless Steel Appliances

Looking for an exceptional 3BR/2Bth unit offering you a spacious layout, mountain views, great amenities, location within easy walk to all Canmore has to offer in a turn-key package with proven rental revenues? This unit sleeping up to 10 people is perfect as a family retreat, for live/work and as a highly sought after rental option. The Lodges at Canmore is one of the best run developments in the Bow Valley and offers an outdoor pool (year round), 3 hottubs, a fitness center and two open air deck areas for relaxing and recharging. Walk through our virtual tour then contact your Associate for a private viewing. The mountain living you have been waiting for awaits !!

Virtual Tour -https://youriguide.com/liskz_214_101_montane_rd_canmore_ab/

Floorplans – <https://own-the-mountains.com/ko82z6>

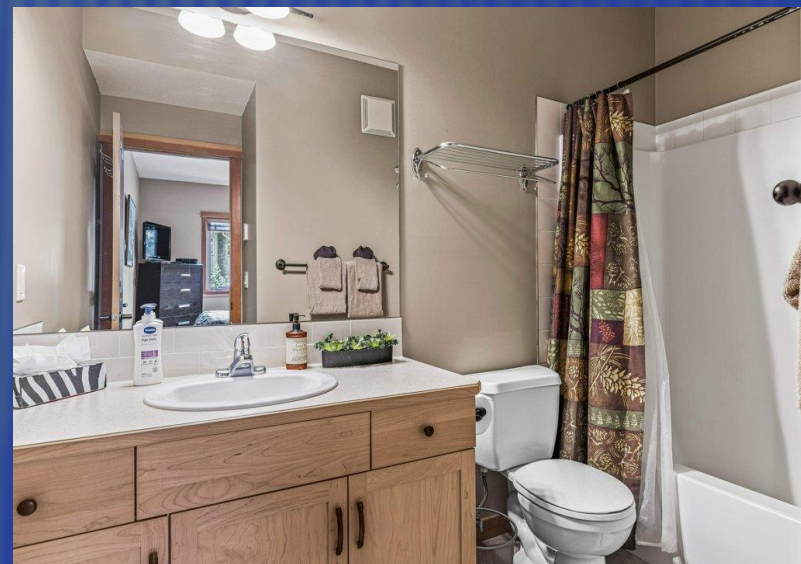
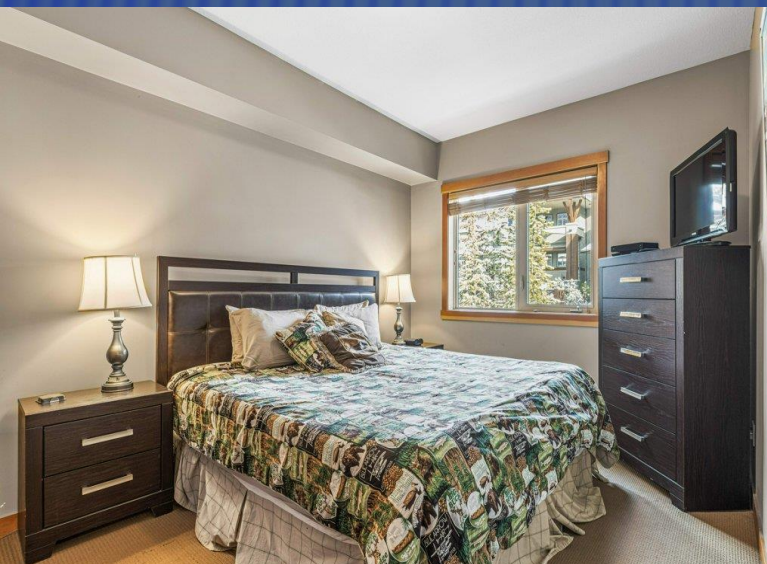


Year Built
2009



PCS # 40779

MLS # A2010568



Master Bedroom With 4pc Ensuite



Second Bedroom



Third Bedroom



Third Bedroom



4 pc. Main Bath



TOTAL INTERIOUR SQFT = 1,088
TOTAL RMS SQFT= 1,088

Property Tax (2022) = \$ 7,160.61
 Condo Fees (Mthly) = \$ 895.46



In-Suite Laundry



Heated Outdoor Pool



One Of Three Hottubs



Fitness Center



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