

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

**MLS # A2198992**



**\$2,142,000**

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

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

**Inclusions:** All furnishings, linens and utensils

Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge. These meticulously designed townhomes 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.