



**DJ Golden**  
**REAL ESTATE**

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**102, 101A Stewart Creek Rise**  
**Canmore, Alberta**

**MLS # A2214279**



**\$1,449,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind, Private		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 1,300
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows

**Inclusions:** N/A

**\*\* SPECIAL OFFER \*\*** FREE 1 YEAR GOLF MEMBERSHIP TO STEWART CREEK GOLF COURSE OFFERED TO THE FIRST BUYERS TO GO FIRM ON ANY UNIT, COURTESY THE DEVELOPER! Luxury Ground-Floor Living with Mountain Views & High-End Finishes! Welcome to this stunning 3-bedroom, 3-bathroom ground-level unit in the highly sought-after Abruzzo Building at the Canmore Renaissance. Offering 2,083 sq ft of beautifully finished living space, this recently renovated and exceptionally maintained home delivers the best of mountainside luxury living with unmatched accessibility and panoramic mountain views. The open-concept kitchen and living area is filled with natural light and features a cozy gas fireplace, high-end Wolf built-in appliances, granite countertops, a large island, and elegant cabinetry with ample storage—ideal for both daily living and entertaining. The spacious primary suite includes a generous walk-in closet and a spa-inspired 5-piece ensuite with a walk-in shower and standalone soaker tub. Down the hall, you'll find a 2-piece powder room, a large laundry room, two additional guest bedrooms, and a 4-piece main bathroom. Additional highlights include engineered hardwood flooring with in-floor heating throughout, a large ground-level patio with gas BBQ rough-in, convenient access to the fitness centre and rec room just steps from your door, and elevator access to the heated underground parkade with an assigned double tandem parking stall. Street parking is also conveniently available just outside. This is a rare opportunity to own a luxury ground-floor condo in one of Canmore's most desirable communities. Don't miss your chance, there are a total of 8 luxury residences available in the Hortus Building—please reach out for full availability and details. book your showing today!

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