

**415, 808 Spring Creek Drive  
 Canmore, Alberta**

**MLS # A2260390**



**\$525,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spring Creek                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 598 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                       |                   |            |
|--------------------|-------------------------------------------------------|-------------------|------------|
| <b>Heating:</b>    | In Floor                                              | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | -                                                     | <b>Condo Fee:</b> | \$ 409     |
| <b>Basement:</b>   | -                                                     | <b>LLD:</b>       | -          |
| <b>Exterior:</b>   | Stone, Stucco, Wood Siding                            | <b>Zoning:</b>    | DC-SCMV-CR |
| <b>Foundation:</b> | -                                                     | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, Vaulted Ceiling(s) |                   |            |

**Inclusions:** N/A

Luxury with mountain views in 65+ Spring Creek's Origin. Discover comfort, convenience and breathtaking views in this one-bedroom, one-bathroom condo located in the heart of Spring Creek &mdash; a 65+ residence designed for inspired senior living. Situated on the top floor, this unit features vaulted ceilings, a private deck with panoramic views of Lady MacDonald and a modern kitchen equipped with stainless steel appliances. Whether you're relaxing indoors or taking in the mountain scenery outside, this home offers a peaceful retreat in the heart of Canmore. Origin at Spring Creek provides a truly unique aging-in-place lifestyle with an impressive range of services and amenities. For an additional monthly fee, the Club O Program includes: daily meal plans, housekeeping & laundry service, 24-hour emergency response, scheduled shuttle service and a full calendar of enrichment and wellness programs. Perfect for full-time residence or long-term rental investment. The building also features secure underground parking, beautifully maintained common areas, and is steps from walking paths, shops, cafes and all that Canmore has to offer.