

3, 1717B Mountain Avenue  
Canmore, Alberta

MLS # A2261954



\$2,037,000

Division:	Teepee Town		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,398 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Faces Front, Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Few Trees, Gentle Sloping, Landscaped, Low Maintenance Landscape		
Heating:	Forced Air, Natural Gas		
Floors:	Wood		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Wood Frame, Wood Siding		
Foundation:	Poured Concrete		
Features:	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 1,320		
LLD:	-		
Zoning:	BVT		
Utilities:	-		

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