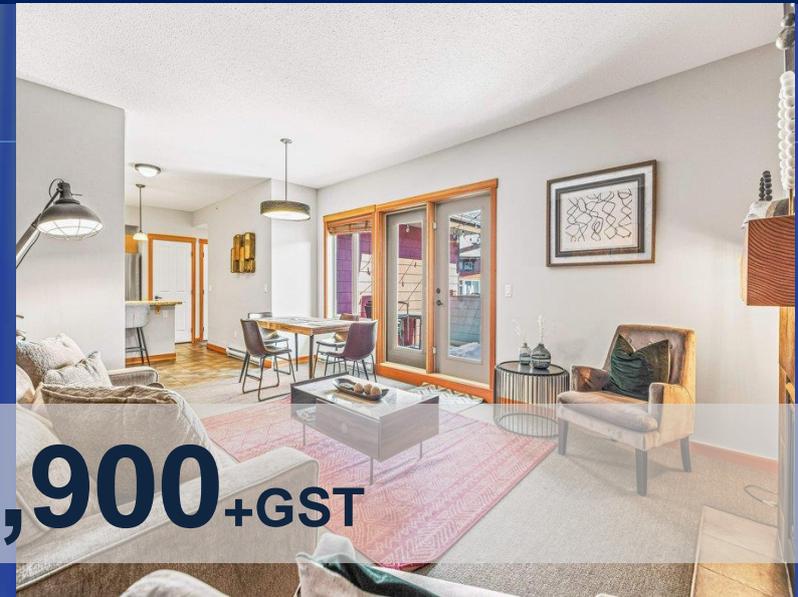




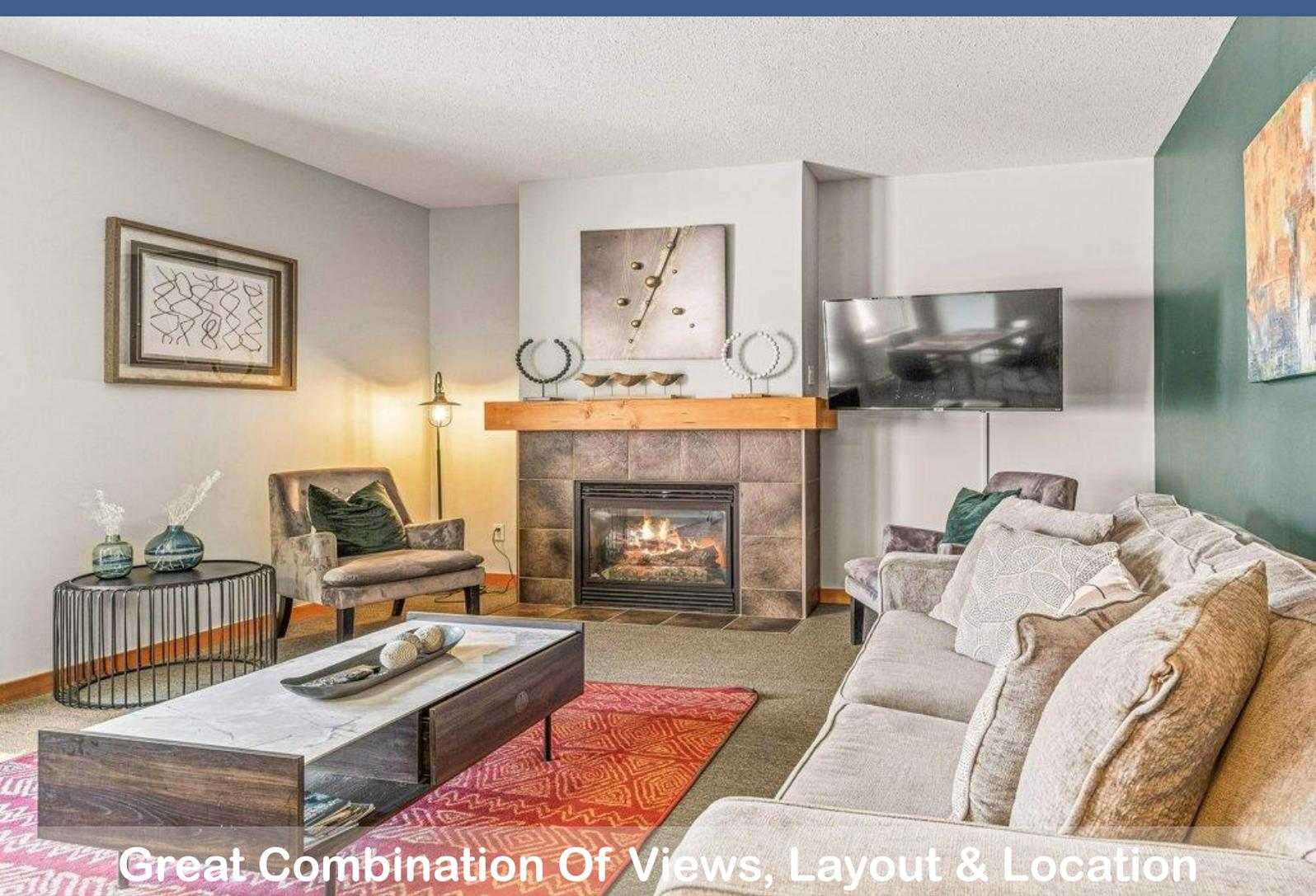
# 418-101 Montane Rd

Beautiful Top Floor 2BR Lodges- Your Mountain Lifestyle Awaits

Coldwell Banker Rockies Realty



**\$834,900<sub>+GST</sub>**



Great Combination Of Views, Layout & Location



**Bedrooms**

2



**Bathrooms**

2



**Fin. Sq.Ft**

874



Perfect For Entertaining & Relaxing

Mountain Views From Spacious & Private Deck



**Kitchen With Eating Bar**



**Stainless Steel Appliances**



**4pc Main Bath**

From Escape to the serene beauty of the mountains with this stunning, top floor, 2BR/ 2Bth condo. As you step inside, you'll be greeted by an open living and dining area, perfect for relaxing and enjoying the natural scenery that surrounds you. Large windows let in plenty of natural light, highlighting the beautiful mountain views. The modern kitchen features stainless steel appliances, granite countertops, and ample storage space for all of your cooking needs. The Master Bedroom offers an ideal place to retreat and recharge and you'll love the 4pc Ensuite featuring separate shower and soaker tub. The Second Bedroom offers a bunk bed configuration for added flexibility. Step outside onto the spacious private balcony and take in the breathtaking views of the mountains. Perfect for enjoying your morning coffee or evening cocktail, this space is an ideal spot for unwinding and taking in the peaceful surroundings. Located in the Lodges at Canmore, one of Canmore's best run resorts, the condo complex features amenities such as a fitness center, 3 hot tubs, and outdoor pool, allowing you to relax and rejuvenate in style. With easy access to nearby trails, shops and restaurants you are minutes away from all that Canmore has to offer. When not using your mountain getaway you can rent through Airbnb/VRBO, etc through third party rental providers or personally and earn great \$\$\$\$. Take a virtual tour then book your private viewing. Your mountain lifestyle begins here with 'Welcome Home'

**Virtual Tour – [https://youriguide.com/7kxj4\\_418\\_101\\_montane\\_rd\\_canmore\\_ab/](https://youriguide.com/7kxj4_418_101_montane_rd_canmore_ab/)**

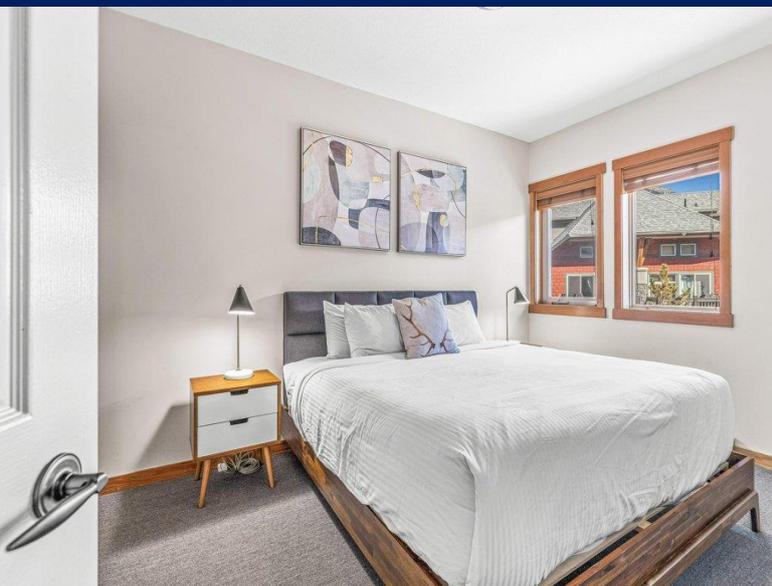
**Floorplans – <https://own-the-mountains.com/pu62u3>**



**Year Built  
2009**



**PCS # 41047  
MLS # A2034534**



**Master Bedroom With Mountain View**



**4pc Ensuite With Separate Soaker Tub**



Second Bedroom



Nice Closet Space Throughout



Dining



In-Suite Laundry



**TOTAL INTERIOUR SQFT = 874**  
**TOTAL RMS SQFT = 874**

Property Tax (2022) = \$ 6,962.62  
 Condo Fees (Mthly) = \$ 812.90



Outdoor Pool Open Yr Round



Main Hottub



Second of Three Hottubs



Fitness Room



**Robert Karg**  
 Associate Broker/ Owner  
 C: (403) 678-7568  
 E: rob@ownthemountains.com



104-512 Bow Valley Trail  
 Canmore, AB T1W 1N9



**Kathy Corless**  
 Broker/Owner  
 C: (403) 678-3862  
 E: kathy@rokaproperties.ca