

# \$2,037,000 - 3, 1717b Mountain Avenue, Canmore

MLS® #A2261954

**\$2,037,000**

4 Bedroom, 3.00 Bathroom, 1,398 sqft  
Single Family on 0.04 Acres

Teepee Town, Canmore, Alberta

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. (id:6289)

Built in 2024

## Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2261954           |
| Price          | \$2,037,000        |
| Bedrooms       | 4                  |
| Bathrooms      | 3.00               |
| Square Footage | 1,398              |
| Acres          | 0.04               |
| Year Built     | 2024               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

Address 3, 1717b Mountain Avenue



|             |             |
|-------------|-------------|
| Subdivision | Teepee Town |
| City        | Canmore     |
| Province    | Alberta     |
| Postal Code | T2W2W1      |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Golf Course, Schools, Shopping, Exercise Centre, Whirlpool |
| Features       | Parking                                                    |
| Parking Spaces | 2                                                          |
| Parking        | Attached Garage, Parking Pad                               |
| # of Garages   | 1                                                          |

### Interior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Appliances      | Refrigerator, Range, Freezer, Hood Fan, Washer & Dryer |
| Heating         | Natural gas Forced air                                 |
| Cooling         | See Remarks                                            |
| Fireplace       | Yes                                                    |
| # of Fireplaces | 1                                                      |
| # of Stories    | 3                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Wood siding     |
| Exterior Features | Landscaped      |
| Construction      | Wood frame      |
| Foundation        | Poured Concrete |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|



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