

**304, 140 stone creek Road  
Canmore, Alberta**

**MLS # A2215673**



**\$2,175,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,696 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Garage Door Opener, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, O		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 1,185
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		
<b>Inclusions:</b>	NA		

Experience the height of luxury in this 2,696 sq ft penthouse; Canmore's premier concrete-built residence. This 3+ bedroom, 3-bath home offers picturesque mountain and forest views in a quiet and serene setting along with two expansive balconies including one off the primary suite. The recently renovated chef-inspired kitchen features high-end appliances, stone counters and a walk-in pantry, flowing into a spacious living area with a stunning gas fireplace. Two primary retreats offer spa-like ensuites and walk-in closets. Additional highlights include a flexible dining/den space, steam shower, large laundry room, two heated underground parking stalls, and a massive 200 sq ft private storage unit. Sophisticated mountain living starts here—welcome to a life elevated