

**904, 109 Armstrong place  
Canmore, Alberta**

**MLS # A2248646**



**\$1,179,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Lawn, Low Maint		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 844
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Cedar, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** fridge range dishwasher washer/dryer

Great value Single family 4 bed home situated in TSMV. Surrounded by trees, adjacent to Stewart Creek Golf Course this home enjoys a private backyard and is walking distance to a host of amenities such as schools, playing fields, a future commercial village, walking trails , Quarry Lake, a dog park and much more. Ideal as a great family home or vacation property. The lower level functions like a 1 bed suite and seller is offering NO CONDO FEES for 6 months.