

**16, 100 Prospect Heights
Canmore, Alberta**

MLS # A2242008



\$1,745,000

Division:	Prospect		
Type:	Residential/Duplex		
Style:	2 and Half Storey, Attached-Side by Side		
Size:	2,518 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: murphy bed with mattress

These coveted, spacious Creekside units rarely come for sale. Tucked into an upscale enclave, it offers the perfect blend of tranquility and convenience: close enough to walk to downtown, yet peacefully removed from the bustle of Main Street. Outstanding views from the bright, east-facing deck overlooking the creek, park, and nearby walking and biking trails—plus peekaboo views of the Bow River. Inside, soaring ceilings and huge windows let the light stream in. Impressively large rooms are a rare find in today's market. This home features bedrooms and full bathrooms on every level, ideal for extended family, guests, or multi-generational living. Recent upgrades include new windows and doors, along with central A/C to keep things cool on warm summer days. The complex has installed rooftop sprinklers—an added layer of safety and peace of mind. A double attached garage completes the package. This is the best of all locations, a short jaunt downhill to town, parks, playgrounds, and the Bow River pathway; or turn uphill to Quarry Lake, the Nordic Centre, and easy access out of town via Three Sisters Parkway. Don't miss your chance to own in one of the most desirable communities in town!