

312, 101 Montane Road  
\$774,540



# Open Concept Condo at the Lodges



Imagine the possibilities with this 3rd floor 3 bedroom 2 bathroom condo zoned to allow short term rental. As you walk in you are greeted by a large open living space. The kitchen with stainless appliances and eating bar is open to the dining and living room. The living room with gas fireplace features a small office nook and opens to the deck, a great place to BBQ or sit and enjoy the quiet surroundings including a view of the outdoor heated pool. A master bedroom boasts a 4 piece bath with under tile heat. Another 2 bedrooms, full bath, laundry, and owner's storage complete this unit. The large set of amenities in the complex include above mentioned year round heated pool, hot tubs in each building, and fitness room. Other features include underground parking and a location which is an easy walk to town on the fantastic Canmore trail system. Furnishings included.



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## HAWKER-BETTS REAL ESTATE TEAM



Bedrooms	3
Bathrooms	2
Size	1,082 sq ft
Parking	Underground
2021 Property Taxes	\$6,471.07

**Brad Hawker**  
Broker  
REALTOR®



**Drew Betts**  
Associate Broker  
REALTOR®

