# \$2,214,000 - 249a Three Sisters Drive, Canmore

MLS® #A2205470

## \$2,214,000

4 Bedroom, 4.00 Bathroom, 2,801 sqft Residential on 0.08 Acres

Hospital Hill, Canmore, Alberta

This BRAND NEW, 2800SF, 4 bedroom half duplex effortlessly combines elegance, practicality, and the beauty of nature! The gourmet kitchen, with its custom cabinetry, Fulgor Milano appliances, and sprawling quartz countertops - a dream for any chef while the lower-level rec room & built-in storage solutions ensure entertaining & everyday living are stylish & convenient. Enjoy not 1, not 2, but 4 outdoor living areas plus a covered back porch off the ground level. Gorgeous hardwood floors & a vaulted wood ceiling add warmth & charm, framing the serene privacy in the treed backyard with no neighbors. Situated on a quiet street just minutes from downtown Canmore, this home offers unparalleled access to outdoor adventures like the Canmore Nordic Center and Bow River trails, all while providing a serene space to unwind and enjoy the surrounding tranquility. Don't miss the chance to make this extraordinary lifestyle your own!

Built in 2025

# **Essential Information**

MLS® # A2205470 Price \$2,214,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3







Half Baths 1

Square Footage 2,801 Acres 0.08

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

## **Community Information**

Address 249a Three Sisters Drive

Subdivision Hospital Hill

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2M4

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum,

Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters,

Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garburator, Gas Range, Microwave, Refrigerator,

Range Hood, Tankless Water Heater, Washer, Washer/Dryer

Heating Forced Air, High Efficiency, In Floor, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, No

Neighbours Behind, Street Lighting, Views

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 25th, 2025

Days on Market 219 Zoning R2

# **Listing Details**

Listing Office RE/MAX Alpine Realty

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