

249A Three Sisters Drive

Canmore, Alberta

MLS # A2205470



\$2,214,000

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|-------------|---|--------|------------------|
| Division: | Hospital Hill | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,801 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours | | |
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | | Water: - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | | Sewer: - |
| Roof: | Asphalt Shingle | | Condo Fee: - |
| Basement: | Finished, Full | | LLD: - |
| Exterior: | Concrete, Stucco, Wood Frame | | Zoning: R2 |
| Foundation: | Poured Concrete | | Utilities: - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

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!