

# \$2,264,000 - 249a Three Sisters Drive, Canmore

MLS® #A2205470

**\$2,264,000**

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	\$2,264,000
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	3 Storey, Side by Side
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), 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)
Appliances	Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Tankless Water Heater
Heating	High Efficiency, In Floor, Forced Air, 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
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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	28
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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