

249B Three Sisters Drive
Canmore, Alberta

MLS # A2151797

\$2,332,000

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| Division: | Hospital Hill | | |
| Type: | Residential/Duplex | | |
| Style: | 3 Storey, Side by Side | | |
| Size: | 1,892 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Environmental Reserve, Low Maintenance La | | |

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| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Metal | 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 | | |

Discover unparalleled mountain living in this brand new luxury half duplex, nestled in a historic Canmore neighborhood along old Hospital Hill. Around the corner from Downtown and the Canmore Nordic Centre. This custom-built home boasts 4 bedrooms plus a den, perfect for families or those seeking extra space to work from home. The spacious double car garage leads into a large mudroom and foyer, providing ample storage for all your mountain gear. The open-concept living, kitchen, and dining area features a stunning gas fireplace and vaulted ceiling. Complemented by white oak hardwood floors, Trail stainless steel appliances, and a showpiece open riser timber staircase. The kitchen dazzles with crisp quartz countertops and a generous island, ideal for entertaining and overlooking the first of 3 decks. Retreat to the third-floor view deck to soak in breathtaking mountain vistas or enjoy quiet mornings on the private front deck of the primary suite, complete with a luxurious ensuite and generous walk in closet.