

249B Three Sisters Drive

Canmore, Alberta

MLS # A2243360



\$2,278,500

Division:	Hospital Hill	Water:	-
Type:	Residential/Duplex	Sewer:	-
Style:	3 (or more) Storey, Attached-Side by Side	Condo Fee:	-
Size:	1,939 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached	LLD:	-
Lot Size:	0.08 Acre	Zoning:	R2 - half duplex
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours	Utilities:	-
Heating:	High Efficiency, In Floor, Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full, Walk-Out To Grade		
Exterior:	Concrete, Stucco, Wood Frame		
Foundation:	Poured Concrete		
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, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

This BRAND NEW, 2700sf 4 bedroom PLUS A DEN duplex effortlessly combines elegance, practicality, and the beauty of nature! The gourmet kitchen, with custom cabinetry, Fulgor Milano appliances, and sprawling quartz countertops is a dream for any chef. While the lower-level rec room & built-in storage solutions ensure entertaining & everyday living are stylish & convenient. Gorgeous hardwood floors & a vaulted wood ceiling add warmth & charm, framing the serene privacy in the treed backyard with no neighbors. PLUS enjoy 3 additional outdoor living spaces included a covered rear porch, 3rd floor view deck, and private balcony off the primary bedroom. 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!