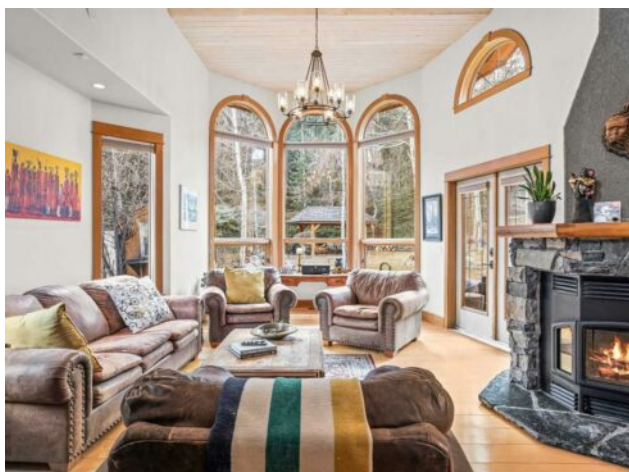


265 Three Sisters Drive
Canmore, Alberta

MLS # A2210851

\$2,375,000



| | | | |
|------------------|---|---------------|-------------------|
| Division: | Hospital Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,815 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, LA | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Baseboard, Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Slate, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows

Inclusions: NA

This custom-built mountain retreat offers the perfect blend of privacy, nature, and timeless design. Situated on a generous 7,100+ sq.ft. lot, this one-of-a-kind property is an ideal sanctuary for those who value both comfort and connection to the outdoors. The living room is the heart of the home, featuring floor-to-ceiling windows that bathe the space in natural light and provide serene views of the surrounding landscape. A wood-burning fireplace adds charm and warmth, making it the perfect place to unwind after a day of adventure. An office on the main floor offers a quiet, dedicated space for remote work —providing flexibility to suit your lifestyle. The open-concept dining area flows seamlessly into a well-appointed kitchen, complete with modern appliances, ample cabinetry, and a breakfast bar—perfect for entertaining or family meals. Step outside into your private backyard oasis, a beautifully landscaped haven that features multiple seating areas, a gazebo, and a tranquil pond—an ideal setting for summer gatherings or quiet mornings with coffee in hand. Upstairs, the primary bedroom offers a private escape with a 4-piece ensuite and its own secluded balcony. The two additional bedrooms each have their own unique charm—one with a lofted space and the other has its own private balcony. While a bright, open family room completes the upper level, leading out to a spacious rooftop deck where a hot tub awaits. Additional features include a two-story garage with plenty of room for gear and toys, an irrigation system, and ample storage throughout the home. Don’t miss the opportunity to make this mountain retreat your own.