

\$1,975,000 - 1308 Three Sisters Parkway, Canmore

MLS® #A2158646

\$1,975,000

5 Bedroom, 4.00 Bathroom, 2,357 sqft

Residential on 0.09 Acres

Three Sisters, Canmore, Alberta

This brand-new luxury duplex offers the perfect blend of elegance and natural beauty. Nestled near the renowned Stewart Creek Golf Course, this residence offers an unrivaled panoramic views of the Rockies. With 5 beds/4 bath including a full legal 2 bedroom suite, this home encompasses over 3,000 sq feet of living space. A double attached garage and expansive South-facing decks ensures that every convenience is at your fingertips, whether you envision this as your full-time sanctuary or a vacation retreat. The open-concept layout showcases luxury finishes and a design that seamlessly blends form and function while oversized windows bathe the interior in natural light. The primary bedroom is located on the main floor with an impressive ensuite, a generously sized walk in closet and private deck with unobstructed mountain views. The legal suite is 880 sq feet, with 2 beds/1 bath, full kitchen, laundry and separate entrance. While the remaining bedrooms are on the 2nd floor, one with a private balcony and walk in closet. This residence is not only a testament to elegance, but also a testament to practicality. Come, experience the height of luxury and embrace the Canmore lifestyle.

Built in 2023

Essential Information



MLS® #	A2158646
Price	\$1,975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

Community Information

Address	1308 Three Sisters Parkway
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W0G6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Closet Organizers, Stone Counters, Double Vanity, High Ceilings, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Electric Oven, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone

Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Views, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Days on Market	277
Zoning	Residential

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.