

# \$2,214,000 - 249a Three Sisters Drive, Canmore

MLS® #A2205470

**\$2,214,000**

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      | \$2,214,000 |
| 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          | Side by Side, 3 Storey |
| 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), Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Washer, Washer/Dryer                                                                                                                                          |
| Heating           | Forced Air, High Efficiency, In Floor, 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 |
|-------------------|--------------|

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| 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 | 150              |
| Zoning         | R2               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine 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.