

\$5,450,000 - 163 Cairns Landing, Canmore

MLS® #A2217947

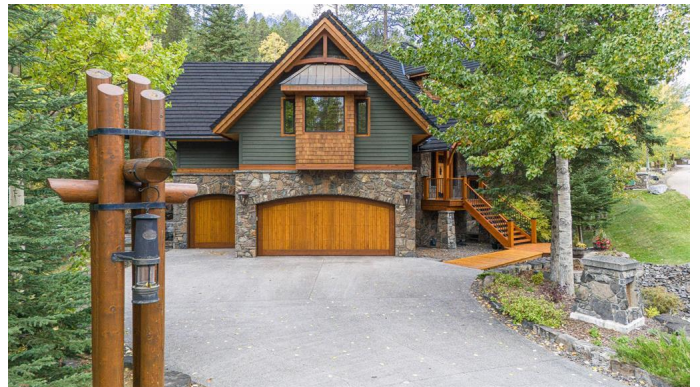
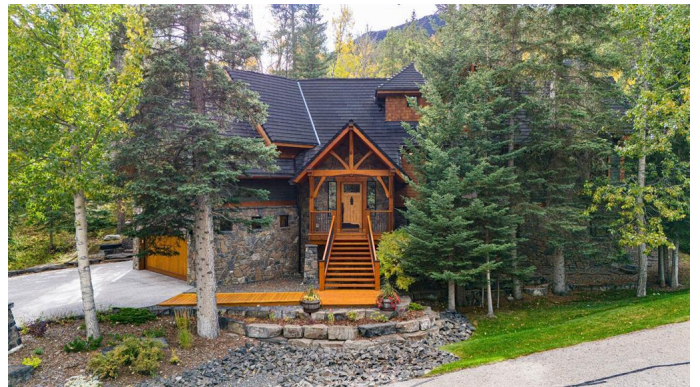
\$5,450,000

3 Bedroom, 5.00 Bathroom, 3,037 sqft

Residential on 0.41 Acres

Three Sisters, Canmore, Alberta

Set on a private 17,642 sq ft lot in Canmore's most prestigious gated community, this extraordinary 4,000+ sq ft timber-framed residence is a rare opportunity to experience refined craftsmanship and mountain living at its finest. As you enter, you are welcomed by soaring fir-paneled ceilings and the timeless elegance of Italian plaster, setting a warm and sophisticated tone that defines the entire home. The open-concept layout seamlessly connects the main living spaces, ideal for both intimate family moments and grand entertaining. Anchored by a striking Rundle stone wood-burning fireplace, the expansive living area radiates warmth and character. At the heart of the home, a gourmet kitchen awaits, outfitted with custom cabinetry and top-tier Sub-Zero and Viking appliances—blending everyday functionality with elevated style. The luxurious primary suite provides a serene escape, complete with a spa-inspired ensuite featuring Marinace granite, travertine floors, a jetted tub, and peaceful treetop views. Additional highlights include two spacious guest bedrooms, home theatre, a versatile recreation room, a dedicated home office, and a custom bar designed for effortless entertaining. Step outside into a professionally landscaped outdoor living space, where natural stonework, a built-in BBQ, a cozy fire pit, and a secluded hot tub create the perfect setting for year-round mountain enjoyment. More than a home, this is an exceptional lifestyle



opportunity in Cairns on The Bow“where
nature, privacy, and design excellence
converge in perfect harmony.
<https://163cairns.info/>

Built in 2007

Essential Information

MLS® #	A2217947
Price	\$5,450,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,037
Acres	0.41
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	163 Cairns Landing
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3J9

Amenities

Amenities	Community Gardens, Snow Removal
Parking Spaces	7
Parking	Triple Garage Attached, Aggregate
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork,
-------------------	--

Appliances	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Water Softener, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Convection Oven
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Stone, Wood Burning, Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Built-in Barbecue
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Street Lighting, Treed, Sloped
Roof	Rubber
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	31
Zoning	R1

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.