

**1011, 1101 Three Sisters Parkway  
Canmore, Alberta**

**MLS # A2227590**



**\$1,125,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Square Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R3-SC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** -

At the base of the Three Sisters Mountains near the Stewart Creek Golf course, you'll find a cluster of upscale side by side luxury town homes. Bordering the edge of the development with plenty mountain views to the North & South this featuring modern-alpine architecture and design, perfect for full time living or a family vacation home. The open concept floor plan lends itself perfectly to spacious functional everyday living and entertaining larger groups alike. With over 1700+ total square footage, double attached garage, 3 generous bedrooms, plenty of cabinet space and large gear/storage room, this home offers the size and comfort and space rarely found in this price range.