

**249A Three Sisters Drive  
Canmore, Alberta**

**MLS # A2268386**



**\$2,284,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Hospital Hill  |               |                  |
| <b>Type:</b>     | Residential/Duplex   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                              |               |                  |
| <b>Size:</b>     | 2,801 sq.ft.   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | High Efficiency, In Floor, Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame  | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A   |                   |    |

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!