\$4,600,000 - 118 Cairns Landing, Canmore

MLS® #A2230466

\$4,600,000

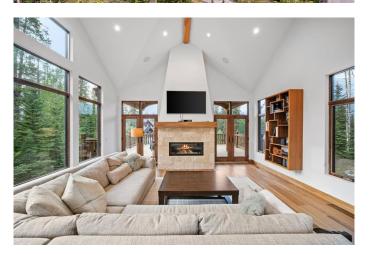
5 Bedroom, 5.00 Bathroom, 2,658 sqft Residential on 0.59 Acres

Three Sisters, Canmore, Alberta

Located within Cairns Landingâ€"Canmore's only gated communityâ€"this extraordinary estate offers a rare blend of mountain elegance, seclusion, and convenience. Set on over 25,000 square feet of land and capturing commanding views of the Three Sisters, Ha Ling, and the Fairholme Range, the property is designed for those who value privacy without compromise. With over 4,000 square feet of living space between the main residence and a separate one-bedroom guest house, the home marries timeless mountain architecture with clean, modern aesthetics. At its heart is a dramatic great room that opens onto more than 1,000 square feet of elevated outdoor livingâ€"perfectly positioned for sun-drenched afternoons, evening entertaining, or tranquil mornings overlooking the peaks. A private outdoor pool brings a resort-quality touch rarely found in the Bow Valley, while the heated five-car garage ensures space for vehicles, gear, or an alpine collection. Just steps away, the Bow River pathway invites you to stroll beside the river into downtown Canmore, while fly fishing, mountain biking, and hiking trails begin quite literally at your doorstep. Framed by Canada's iconic Banff National Parkâ€"with world-class skiing and untouched wilderness only a short drive awayâ€"this is a legacy property for those who seek comfort, sophistication, and access to one of the most inspiring landscapes in North America.







Essential Information

MLS® # A2230466 Price \$4,600,000

Bedrooms 5
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 2,658
Acres 0.59
Year Built 2019

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 118 Cairns Landing

Subdivision Three Sisters

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 3J9

Amenities

Amenities None Parking Spaces 7

Parking Double Garage Attached, Double Garage Detached, Garage Faces

Front, Single Garage Attached

of Garages 5

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Induction Cooktop, Oven, Refrigerator,

Washer/Dryer, Window Coverings, Wine Refrigerator

Heating In Floor, Forced Air, Zoned

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Electric, Family Room, Gas, Living Room, Mantle, Stone, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

3

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Street Lighting, Views, Secluded

Roof Metal, Other

Construction Stone, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2025

Days on Market 138

Zoning DC-1(Z) 98 Site 1A

Listing Details

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.