

# \$2,278,500 - 249b Three Sisters Drive, Canmore

MLS® #A2243360

**\$2,278,500**

4 Bedroom, 4.00 Bathroom, 1,939 sqft

Residential on 0.08 Acres

Hospital Hill, Canmore, Alberta

This BRAND NEW, 2700sf 4 bedroom PLUS A DEN duplex effortlessly combines elegance, practicality, and the beauty of nature! The gourmet kitchen, with custom cabinetry, Fulgor Milano appliances, and sprawling quartz countertops is a dream for any chef. While the lower-level rec room & built-in storage solutions ensure entertaining & everyday living are stylish & convenient. Gorgeous hardwood floors & a vaulted wood ceiling add warmth & charm, framing the serene privacy in the treed backyard with no neighbors. PLUS enjoy 3 additional outdoor living spaces included a covered rear porch, 3rd floor view deck, and private balcony off the primary bedroom. 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® #     | A2243360    |
| Price      | \$2,278,500 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,939                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 249b 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), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer                                                                                                                                                                     |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                             |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                       |

### 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    | July 25th, 2025  |
| Days on Market | 104              |
| Zoning         | R2 - half duplex |

### **Listing Details**

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

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