

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

MLS # A2151797



\$2,332,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	1,892 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscaping		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
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, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Discover unparalleled mountain living in this brand new luxury half duplex, nestled in a historic Canmore neighborhood along old Hospital Hill. Around the corner from Downtown and the Canmore Nordic Centre. This custom-built home boasts 4 bedrooms plus a den, perfect for families or those seeking extra space to work from home. The spacious double car garage leads into a large mudroom and foyer, providing ample storage for all your mountain gear. The open-concept living, kitchen, and dining area features a stunning gas fireplace and vaulted ceiling. Complemented by white oak hardwood floors, Trail stainless steel appliances, and a showpiece open riser timber staircase. The kitchen dazzles with crisp quartz countertops and a generous island, ideal for entertaining and overlooking the first of 3 decks. Retreat to the third-floor view deck to soak in breathtaking mountain vistas or enjoy quiet mornings on the private front deck of the primary suite, complete with a luxurious ensuite and generous walk in closet.