

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

MLS® #A2205491

## \$2,278,500

4 Bedroom, 4.00 Bathroom, 2,870 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. Donâ€™t miss the chance to make this extraordinary lifestyle your own!

Built in 2025



### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2205491    |
| Price      | \$2,278,500 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,870                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| 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, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), No Animal Home, Natural Woodwork, Quartz Counters, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Washer, Washer/Dryer, Gas Range, Range Hood, Tankless Water Heater   |
| Heating           | In Floor, Forced Air, Natural Gas, High Efficiency   |
| 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, No Neighbours Behind, Low Maintenance Landscape, Street Lighting, Views |
| Roof            | Asphalt Shingle   |
| Construction    | Concrete, Stucco, Wood Frame  |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 73               |
| Zoning         | R2 - half duplex |

### **Listing Details**

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

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