

\$5,450,000 - 163 Cairns Landing, Canmore

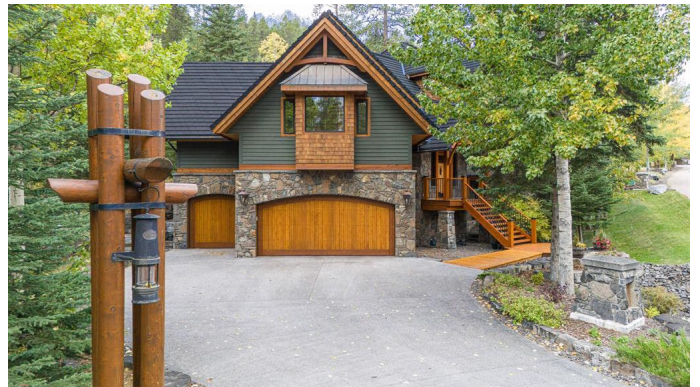
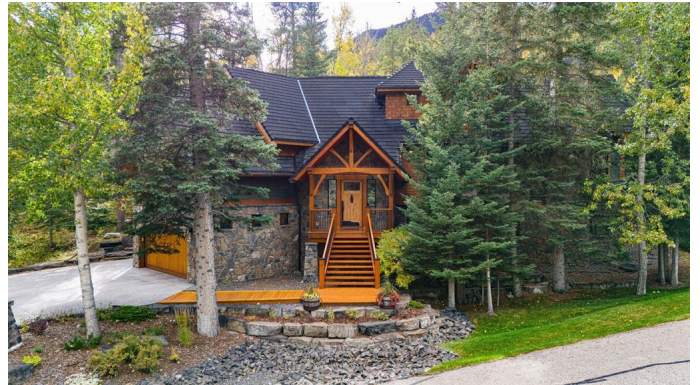
MLS® #A2217947

\$5,450,000

3 Bedroom, 5.00 Bathroom, 3,037 sqft
Residential on 0.41 Acres

Three Sisters, Canmore, Alberta

Set on a private 17,642 sq ft lot in Canmore's most prestigious gated community, this extraordinary 4,000+ sq ft timber-framed residence is a rare opportunity to experience refined craftsmanship and mountain living at its finest. As you enter, you are welcomed by soaring fir-paneled ceilings and the timeless elegance of Italian plaster, setting a warm and sophisticated tone that defines the entire home. The open-concept layout seamlessly connects the main living spaces, ideal for both intimate family moments and grand entertaining. Anchored by a striking Rundle stone wood-burning fireplace, the expansive living area radiates warmth and character. At the heart of the home, a gourmet kitchen awaits, outfitted with custom cabinetry and top-tier Sub-Zero and Viking appliances—blending everyday functionality with elevated style. The luxurious primary suite provides a serene escape, complete with a spa-inspired ensuite featuring Marinace granite, travertine floors, a jetted tub, and peaceful treetop views. Additional highlights include two spacious guest bedrooms, home theatre, a versatile recreation room, a dedicated home office, and a custom bar designed for effortless entertaining. Step outside into a professionally landscaped outdoor living space, where natural stonework, a built-in BBQ, a cozy fire pit, and a secluded hot tub create the perfect setting for year-round mountain enjoyment. More than a home, this is an exceptional lifestyle



opportunity in Cairns on The Bowâ€”where
nature, privacy, and design excellence
converge in perfect harmony.
<https://163cairns.info/>

Built in 2007

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217947 |
| Price | \$5,450,000 |
| Bedrooms | 3 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 3,037 |
| Acres | 0.41 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 163 Cairns Landing |
| Subdivision | Three Sisters |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 3J9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | Snow Removal, Community Gardens |
| Parking Spaces | 7 |
| Parking | Triple Garage Attached, Aggregate |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural |
|-------------------|---|

| | |
|-----------------|--|
| | Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Water Softener, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Convection Oven |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Living Room, Wood Burning, Bedroom, Master Bedroom, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Built-in Barbecue |
| Lot Description | Cul-De-Sac, Irregular Lot, Landscaped, Street Lighting, Treed, Sloped |
| Roof | Rubber |
| Construction | Stone, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 17 |
| Zoning | R1 |

Listing Details

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

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.