



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

**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 (0 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.