

# \$2,214,000 - 249a Three Sisters Drive, Canmore

MLS® #A2205470

**\$2,214,000**

4 Bedroom, 4.00 Bathroom, 2,801 sqft

Single Family on 0.08 Acres

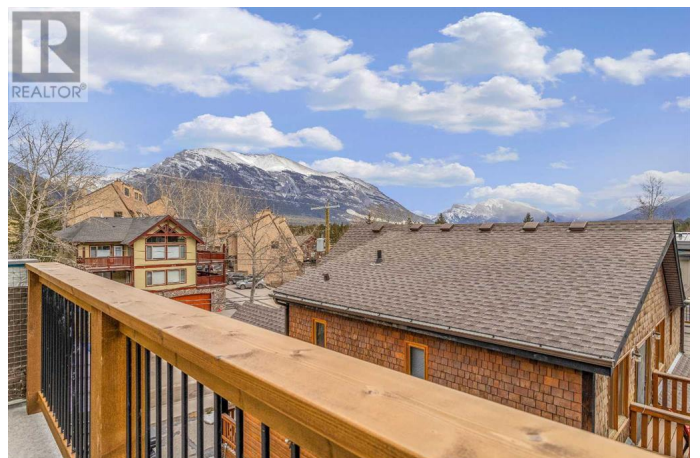
Hospital Hill, Canmore, Alberta

This BRAND NEW, 2800SF, 4 bedroom half duplex effortlessly combines elegance, practicality, and the beauty of nature! The gourmet kitchen, with its custom cabinetry, Fulgor Milano appliances, and sprawling quartz countertops - a dream for any chef - while the lower-level rec room & built-in storage solutions ensure entertaining & everyday living are stylish & convenient. Enjoy not 1, not 2, but 4 outdoor living areas plus a covered back porch off the ground level. Gorgeous hardwood floors & a vaulted wood ceiling add warmth & charm, framing the serene privacy in the treed backyard with no neighbors. 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! (id:6289)

Built in 2025

## Essential Information

Listing #	A2205470
Price	\$2,214,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1



Square Footage	2,801
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	249a Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
Province	Alberta
Postal Code	T1W2M4

### Amenities

Amenities	Schools, Shopping
Features	No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

### Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas Forced air, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

### Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Alpine Realty
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