

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

MLS® #A2243360

**\$2,278,500**

4 Bedroom, 4.00 Bathroom, 1,939 sqft  
Single Family 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! (id:6289)

Built in 2025



## Essential Information

Listing #	A2243360
Price	\$2,278,500
Bedrooms	4
Bathrooms	4.00
Half Baths	1

Square Footage	1,939
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	249b 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
Basement	Walk out

### Exterior

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

### Listing Details

Listing Office

RE/MAX Alpine Realty



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