

\$2,335,000 - 245b Three Sisters Drive, Canmore

MLS® #A2246258

\$2,335,000

4 Bedroom, 5.00 Bathroom, 1,965 sqft

Single Family on 0.81 Acres

Hospital Hill, Canmore, Alberta

Brand New Luxury Half Duplex – Over 2,800 Sq Ft | Backing Onto Greenspace | Steps to Nordic Centre. This stunning new half duplex offers over 2,800 square feet of refined mountain living, perfectly positioned on a quiet street just a 5-minute walk to downtown Canmore and steps from the world-renowned Nordic Centre. Designed with attention to detail throughout, the main level features vaulted wood ceilings, an open-concept living area, and a spacious primary suite with a spa-like 5-piece en-suite. Two large decks provide breathtaking mountain views, ideal for relaxing or entertaining. The walk-out lower level is built for gathering, with a generous family room, gas fireplace, and custom wet bar, opening to a private covered patio that backs directly onto peaceful greenspace. Upstairs, you’ll find two more spacious bedrooms, each with their own en-suites featuring oversized tiled showers. This home delivers high-end comfort in a serene, adventure-ready location with direct access to hiking, biking, and cross-country ski trails right out your door. (id:6289)

Built in 2025

Essential Information

| | |
|-----------|-------------|
| Listing # | A2246258 |
| Price | \$2,335,000 |
| Bedrooms | 4 |



| | |
|----------------|---------------|
| Bathrooms | 5.00 |
| Half Baths | 1 |
| Square Footage | 1,965 |
| Acres | 0.81 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|--------------------------|
| Address | 245b Three Sisters Drive |
| Subdivision | Hospital Hill |
| City | Canmore |
| Province | Alberta |
| Postal Code | T1W2M2 |

Amenities

| | |
|----------------|--|
| Amenities | Schools, Shopping |
| Features | Wet bar, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Environmental reserve, Gas BBQ Hookup |
| Parking Spaces | 4 |
| Parking | Attached Garage, Exposed Aggregate |
| # of Garages | 2 |
| View | View |

Interior

| | |
|-----------------|---|
| Appliances | Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Garage door opener |
| Heating | Natural gas Other, Forced air, In Floor Heating |
| Cooling | See Remarks |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| # of Stories | 3 |
| Has Basement | Yes |
| Basement | Walk out |

Exterior

| | |
|------------|-----------------|
| Exterior | Stucco |
| Foundation | Poured Concrete |

Listing Details

Listing Office

RE/MAX Alpine Realty



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