

\$899,900 - 109, 200 Three Sisters Drive, Canmore

MLS® #A2260122

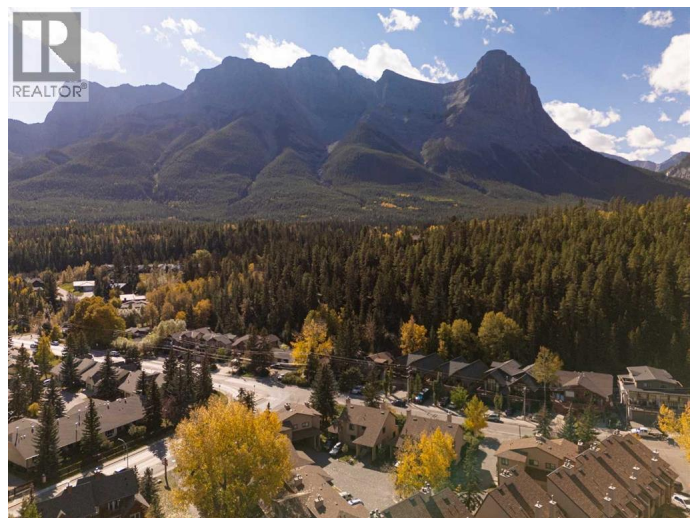
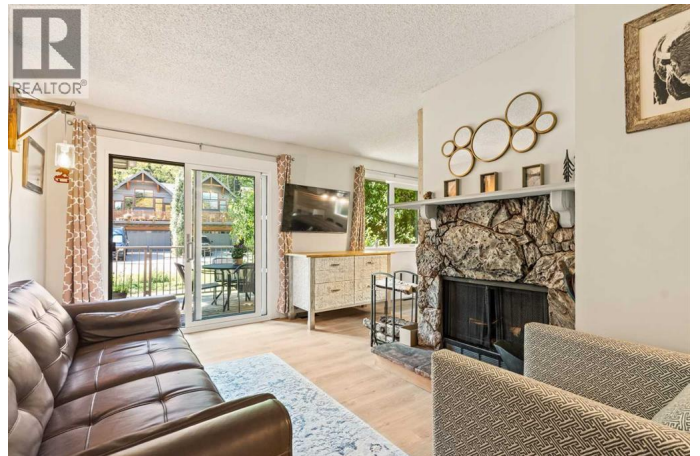
\$899,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.09 Acres

Hospital Hill, Canmore, Alberta

Welcome to your slice of heaven in majestic Canmore! Tucked away in the tranquil complex of Three Sisters Place, this inviting townhome truly offers it all – breathtaking mountain views, direct access to walking and biking paths, and a pleasant stroll to the Bow River and downtown! The exceptionally well-maintained unit offers nearly 1100 SF of relaxed living space including 3 bedrooms and 1.5 baths. A charming living room centers around a cozy wood-burning fireplace making for the perfect spot to relax after a day on the slopes. The functional kitchen boasts ample cabinetry, stainless steel appliances, and a portable island while the bright dining area easily seats 10. A stylish powder room with a sliding barn door completes the main floor. The beautiful luxury plank flooring continues up the stairs and across the second level. The generous primary bedroom comfortably accommodates a king-sized bed and features a large closet. Two additional bedrooms and a 4-piece bathroom with quartz counter and vessel sink round off the upper level. The unspoiled lower level offers excellent potential to develop an additional 600 sq. ft. of living space while currently accommodating laundry, a home gym, and abundance of year-round gear. Outside, an airy deck opens directly to a walking path and a stunning Three Sisters Mountain vista. Other notable highlights of this special gem include 1) covered tandem parking, 2) triple pane Lux windows and sliding door (2020), 3) new LVP, baseboards, lighting



fixtures, all in the last 5 years, and plumbing (toilets, sinks, fixtures) all updated. Ideally located, this picture-perfect townhome allows you to fully enjoy the Canmore lifestyle “ from exploring endless trails and paddleboarding on pristine waters, to mountain biking rugged paths or strolling to your favourite downtown pub. This exceptional property combines Canmore charm, thoughtful updates, and unbeatable Rocky Mountain acces. (id:6289)

Built in 1981

Essential Information

Listing #	A2260122
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,080
Acres	0.09
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	109, 200 Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
Province	Alberta
Postal Code	T1W2M1

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	See remarks, No neighbours behind, Parking
Parking Spaces	2
Parking	Carport
# of Garages	1
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Mountain Central



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