

**249B Three Sisters Drive
Canmore, Alberta**

MLS # A2188344

\$2,331,000



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|------------------|--|---------------|------------------|
| Division: | Hospital Hill | | |
| Type: | Residential/Duplex | | |
| Style: | 3 Storey, Side by Side | | |
| Size: | 1,892 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours | | |

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

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

This BRAND NEW, 2700sf 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. 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. Don't miss the chance to make this extraordinary lifestyle your own!