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

MLS® #A2243360

\$2,278,500

4 Bedroom, 4.00 Bathroom, 1,939 sqft Residential 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. Don't miss the chance to make this extraordinary lifestyle your own!



Essential Information

MLS® # A2243360 Price \$2,278,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3







Half Baths 1

Square Footage 1,939 Acres 0.08

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 249b Three Sisters Drive

Subdivision Hospital Hill

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2M4

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior 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, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s),

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood,

Refrigerator, Tankless Water Heater, Washer, Washer/Dryer

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

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, No

Neighbours Behind, Street Lighting, Views

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 97

Zoning R2 - half duplex

Listing Details

Listing Office RE/MAX Alpine Realty

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