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

MLS® #A2246258

\$2,335,000

4 Bedroom, 5.00 Bathroom, 1,965 sqft Residential on 0.81 Acres

Hospital Hill, Canmore, Alberta

Brand New Luxury Half Duplex â€" 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'II 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.







Built in 2025

Essential Information

MLS® # A2246258 Price \$2,335,000 Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 1,965

Acres 0.81

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 245b Three Sisters Drive

Subdivision Hospital Hill

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2M2

Amenities

Parking Spaces 4

Parking Aggregate, Double Garage Attached, Garage Door Opener, Driveway,

Front Drive

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s),

Wet Bar, Bar

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas

Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas, In Floor

Cooling Rough-In

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Environmental Reserve, Front Yard, Low Maintenance Landscape, No

Neighbours Behind, Private, Views

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025

Days on Market 85 Zoning r2

Listing Details

Listing Office RE/MAX Alpine Realty

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