

**251A Three Sisters Drive**  
**Canmore, Alberta**

**MLS # A2182737**



**\$2,400,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Hospital Hill  |               |                  |
| <b>Type:</b>     | Residential/Duplex   |               |                  |
| <b>Style:</b>    | 3 Storey, Side by Side   |               |                  |
| <b>Size:</b>     | 3,024 sq.ft.   | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | High Efficiency, In Floor, Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame  | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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) |                   |    |
| <b>Inclusions:</b> | none  |                   |    |

QUIET LOCATION 4 BED PLUS DEN WITH WALKOUT !Discover unparalleled luxury in this newly built half duplex crafted by one of Canmore's premier builders. Nestled on a quiet street, this exquisite home boasts 4 bedrooms plus a den, offering ample space for comfort and versatility. Enjoy serene views and ultimate privacy as the property backs onto greenspace, while being just steps away from Downtown Canmore and the Nordic Centre. The double attached garage provides convenience, and the stunning rooftop patio is perfect for entertaining and taking in the breathtaking surroundings. Experience the pinnacle of luxury living in this exceptional Canmore residence.