

245B Three Sisters Drive  
Canmore, Alberta

MLS # A2246258

\$2,335,000

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Hospital Hill                                                            |        |                  |
| Type:     | Residential/Duplex                                                       |        |                  |
| Style:    | 3 (or more) Storey, Attached-Side by Side                                |        |                  |
| Size:     | 1,965 sq.ft.                                                             | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                                                        | Baths: | 4 full / 1 half  |
| Garage:   | Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op |        |                  |
| Lot Size: | 0.81 Acre                                                                |        |                  |
| Lot Feat: | Environmental Reserve, Front Yard, Low Maintenance Landscape, No Neighb  |        |                  |

|             |                                                                                                                                                                                                                              |            |    |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                              | Water:     | -  |
| Floors:     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                                                                                                          | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                              | Condo Fee: | -  |
| Basement:   | Full                                                                                                                                                                                                                         | LLD:       | -  |
| Exterior:   | Cement Fiber Board, Stucco                                                                                                                                                                                                   | Zoning:    | r2 |
| Foundation: | Poured Concrete                                                                                                                                                                                                              | Utilities: | -  |
| Features:   | Bar, 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 |            |    |
| Inclusions: | none                                                                                                                                                                                                                         |            |    |

Brand New Luxury Half Duplex &ndash; 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&rsquo;ll 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.