



**GRASSROOTS**  
REALTY GROUP

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**B, 243 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2226018**



**\$1,779,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,927 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	na		

This 3 bed, 3-bath mountain retreat offers over 2,400 sq ft of beautifully designed living space, ideal for full-time living or as a luxurious getaway. Step into the main floor where soaring vaulted ceilings and expansive windows flood the open-concept living area with natural light. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, leathered granite countertops, abundant cabinetry, and a seamless flow into the dining and living spaces. A striking stone fireplace anchors the living room, creating a warm and inviting atmosphere, while the spacious deck invites you to soak in unobstructed mountain views. The private primary suite occupies its own floor—a true sanctuary complete with a walk-in closet, private deck, and a spa-inspired 4-piece ensuite. Enjoy quartz countertops, double vanities, and a large walk-in shower in this peaceful retreat. The second level includes two generous bedrooms, a full 4-piece bath, and a convenient laundry area. The lower level can be used as an illegal suite or additional living space for guests or multi-generational living, with its separate entrance, cozy living area, Murphy bed, bathroom, storage, and a handy countertop range. Step outside to a private backyard oasis with a hot tub, fire pit, and plenty of seating for entertaining under the stars. Whether you're enjoying a quiet evening by the fire or hosting friends on the deck with panoramic views, this home offers the perfect blend of comfort, luxury, and mountain lifestyle.