



**GRASSROOTS**  
REALTY GROUP

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**252 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2239562**



**\$1,700,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** All suite appliances

This is your chance to own a spacious home on an impressive 60-foot-wide R2 zoned lot, offering 7,200 square feet of future development potential in one of Canmore's most desirable neighborhoods. The upper level welcomes you with a thoughtfully designed open floor plan featuring an upgraded kitchen, cozy living spaces, three generous bedrooms, two full bathrooms, and a built-in office space ideal for remote work or study. The lower level, accessible through a separate entrance, includes a private one-bedroom suite complete with a full kitchen, comfortable living area, and access to shared laundry. Storage is abundant throughout the home plus the convenience of a single attached garage plus off-street parking. Outside, the backyard is a true retreat. Step onto the huge private deck and take in the breathtaking mountain views that surround the peaceful yard, a rare setting that delivers privacy and beauty in equal measure.