



GRASSROOTS
REALTY GROUP

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**252 Three Sisters Drive
Canmore, Alberta**

MLS # A2239562



\$1,700,000

Division:	Hospital Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,596 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Garden, Low Maintenance Landscape, Standard Shaped Lot		

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