



GRASSROOTS
REALTY GROUP

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**102A, 1101 Three Sisters Parkway
Canmore, Alberta**

MLS # A2244260



\$1,115,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,680 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

Tucked into the mountains of Three Sisters Mountain Village, this 3-bedroom, 2.5-bathroom townhouse offers over 1,700 sq. ft. of modern, functional living. Complete with A/C and a double garage finished with epoxy flooring, this home checks all the boxes. The main floor features an open-concept layout with the kitchen, living, and dining areas flowing together, creating a bright and welcoming space. The kitchen includes quartz countertops, stainless steel appliances, and ample cabinetry. A cozy fireplace anchors the living area, which opens onto a private balcony with mountain views. Upstairs, the spacious primary bedroom includes a custom walk-in closet, view of Grotto Mountain, and an ensuite. Two additional bedrooms and a full bathroom offer flexibility for guests, family, or a home office. Enjoy the convenience of having laundry on the same floor as all three bedrooms. This home also includes a large storage room currently set up as a gym. It is close to trails, schools, playgrounds, frisbee golf, and the Stewart Creek Golf Course. The upcoming Gateway at Three Sisters commercial development just down the street will bring added convenience with a grocery store, restaurants, and shops. Surrounded by trails, nature, and incredible views, this peaceful residential area is the perfect place to call home.