



GRASSROOTS
REALTY GROUP

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**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 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'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.