

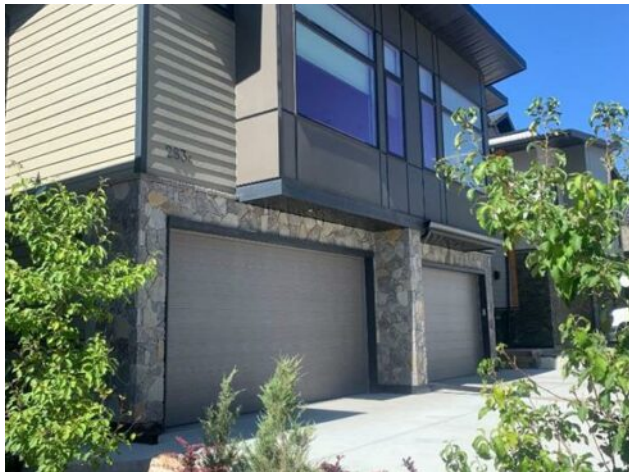


GRASSROOTS
REALTY GROUP

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**283C Three Sisters Drive
Canmore, Alberta**

MLS # A2252887



\$1,999,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,885 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

Heating:	In Floor	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Stone	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE THIS WEDNESDAY AND THURSDAY 3-6. Experience this Lakusta Custom Home — just in time for Christmas in the mountains! Built by a respected local builder, this impeccably cared-for 2,555 sq. ft. mountain-meets-modern home checks every box: a double car garage, walkable location, four bedrooms, and four and a half bathrooms, including three ensuites. The thoughtful layout offers effortless main-level living, filled with natural light and surrounded by tranquil forest and Three Sisters views. The entry level is perfection — heated concrete floors, a rec room, bedroom, and bar, ideal for a guest suite, home gym, or media space. Upstairs, the kitchen is made for entertaining with custom two-tone cabinetry, quartz countertops, gas stove, and a massive island that flows into a sunny great room with vaulted ceilings and walk-out patio with stamped concrete and mountain views that stretch from the Three Sisters to the forest behind. Also on this level, retreat to the primary suite, a serene, light-filled escape with spa-inspired ensuite comfort. Vaulted ceilings and expansive windows bring nature inside, while premium finishes like hardwood flooring, in-floor heating, and stainless steel appliances blend style with mountain practicality. Designed for today's living, the home includes rough-ins for air conditioning, EV charger, and hot tub, plus a finished heated garage. From this elevated setting, enjoy the best of both worlds — steps to the Bow River, Main Street caf  s, and world-class trails, or head up the hill to the Nordic Centre. Unlike nearby new builds, GST has already been paid and the landscaping is picture perfect and complete.