



GRASSROOTS
REALTY GROUP

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1336 Three Sisters Parkway
Canmore, Alberta

MLS # A2267427



\$1,415,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,850 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved, View		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Adjacent to the renowned Stewart Creek Golf Course, this remarkably upgraded mountain-modern home captures the essence of Canmore living. Vaulted ceilings, expansive windows, and 180° exposure flood the 1,850SF space with natural light while framing breathtaking mountain views. Thoughtful design details run throughout, including a custom wood ceiling, stained cabinetry, open-riser stairs, and striking wood beams. The chef's kitchen showcases premium built in appliances (including a 6 burner gas cooktop), large quartz island, and direct access to a massive west-facing wraparound deck with a BBQ gas hookup—perfect for morning coffee or evening sunsets. From the kitchen, look out over the inviting family room, where a statement gas fireplace anchors the south-facing living space. Upstairs, the serene primary suite features a picture-frame window with views of the iconic Third Sister, a private ensuite with double sinks, and a generous walk-in closet. Two additional bedrooms and a 4-piece bath complete the upper level. The versatile lower level includes a fourth bedroom or flex space ideal for a media room, home office, or fitness area, along with a third full bath. The heated double garage offers epoxy flooring, a slatted wall organizing system, and ample gear storage—perfect for outdoor enthusiasts. Additional upgrades include hardwired speakers, a hot tub rough-in, EV charging rough-in, custom pantry shelving, built-in cabinetry, and low-maintenance landscaping.