



GRASSROOTS
REALTY GROUP

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**1348 Three Sisters Parkway
Canmore, Alberta**

MLS # A2280118

\$1,450,000



Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,513 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rea		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved, V		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

This thoughtfully designed, south-facing mountain home offers over 1,800 sq ft with a well-planned layout that maximizes natural light and mountain views. Expansive windows create bright, open living spaces throughout. The kitchen anchors the main level with GE Café appliances, a six-burner gas cooktop, convection oven, ample storage, and a large quartz island—well suited for gathering, hosting, or everyday use. A wrap-around deck with gas hookup extends the living space outdoors, offering flexibility for entertaining or quiet moments alike. The primary bedroom provides a private retreat with a four-piece ensuite and double vanity, while two additional bedrooms and a four-piece bathroom complete the upper level, making the layout ideal for families or guests. The lower level adds valuable flexibility with space for a recreation room, gym, or home office, along with a full bathroom. With thoughtful features including a built-in speaker system on the main level, Hunter Douglas blinds throughout, and a location near Stewart Creek Golf Course with easy trail access, this home delivers a balanced combination of comfort, functionality, and lifestyle—an opportunity to step confidently into mountain living.