



**GRASSROOTS**  
REALTY GROUP

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**282 Miskow Close  
Canmore, Alberta**

**MLS # A2288641**



**\$2,750,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Three Sisters                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 and Half Storey                                                         |               |                   |
| <b>Size:</b>     | 2,292 sq.ft.                                                              | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front                      |               |                   |
| <b>Lot Size:</b> | 0.25 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Gentle Sloping, Low Maintenance Landscaping |               |                   |

|                    |                                                                                                                                                                      |                   |       |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                                                 | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                               | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                      | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full                                                                                                                                                                 | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame, Wood Siding                                                                                                                               | <b>Zoning:</b>    | R1B-W |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                      | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |       |
| <b>Inclusions:</b> | None                                                                                                                                                                 |                   |       |

Set within a mature and fully completed enclave of Three Sisters, 282 Miskow Close is a rare walkout bungalow offering over 4,000 square feet of refined mountain living—designed to provide the ease of single-level living without compromising on space for family and guests. Wake each morning in the main-floor primary suite, where expansive windows frame sweeping mountain vistas. The spa-inspired ensuite has been thoughtfully updated, creating a calm and restorative retreat. A second bedroom on the main level offers flexibility for guests or den space, while the open-concept great room, kitchen, and dining area capture dramatic views up the valley toward Banff National Park. Gather around the fire after a day outdoors or step onto the generous outdoor living spaces to take in the ever-changing alpine light. Above, a lofted upper level with its own private balcony looks directly toward Canmore's iconic Three Sisters peaks—an inspiring setting for a home office, studio, or fitness space. The walkout lower level extends the home's versatility with a spacious family room, two additional guest bedrooms, and a full bathroom—ideal for visiting family or multi-generational living. Updated guest bathrooms add a contemporary touch, blending comfort with understated sophistication. With trails at your doorstep, cycle along the Bow River into downtown Canmore, stroll to the local bistro, or spend weekends skiing, hiking, and golfing. Privately positioned on a quiet street where construction is complete, this is a home that pairs Rocky Mountain grandeur with thoughtful updates—crafted for generations to gather and enjoy.