



**214, 200 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2297559**



**\$669,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Gentle Sloping, Low Maintenance Landscape, Street Lighting, Vie		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 496
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC-41-1980
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan, Primary Downstairs, Stone Counters, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Just steps from the Bow River, endless trails & the singular mountain town aura that Canmore brings, you'll find this top level, 2 bed & loft townhouse. On entry, the views are immediately apparent, with a direct line-of-sight to the emblematic Three Sisters mountains. Anchored by a feature fireplace, the main living area is a calming refuge, where high ceilings & natural light take advantage of the southeast aspect. Year round sun is a certainty during the many blue-sky days the valley enjoys. A private, spacious deck brings wonderful additional living space. The kitchen is a study in efficiency with an adjacent dining area ideal for a "4 top" table. The 2 bedrooms offer a south facing primary enjoying a second view deck. The second bedroom is great for guests or the growing family. What sets this home apart must be the loft; on its own level, the "hanging" design is open on two sides under a high shed roof. "Clerestory" windows above frame a broad swath of sky. A feature only found in new construction at far higher prices. Outside, a covered parking stall has a large storage area perfect for your toys & gear. New windows highlight the care & attention of the condo corporation ensuring trouble free ownership.