



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

MLS # A2297559



\$660,000

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

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