



**262B Three Sisters Drive
Canmore, Alberta**

MLS # A2129526



\$1,685,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	1,536 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Slate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Shingle Siding, Stone, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Primary Downstairs, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Your Home in the Rockies. A short walk to amazing trails, the Bow River and Canmore's Main Street, this well-appointed 3 bed, 2.5 bath half duplex is in the "Goldilocks" location. On the "view" side of the street, this bright & spacious open plan home offers elements often associated with the finest luxury properties. With the main living area located on the top floor, a thoughtfully designed kitchen, private dining area & airy, vaulted Great Room take "Centre Stage". The stunning fireplace & iconic views of mountain peaks bring a genuine sense of place in the mountains. Outdoor living in the form of generous decks can be found front & rear; perfect spaces to enjoy sunny days & panoramic views. One level down you'll find the separate master quarters, where a walkout leads to a private patio & well treed rear yard. The ensuite w/ soaker tub & double vanity are spa like touches w/ laundry alongside for convenience. The lower level offers two more large bedrooms, a shared bathroom & high-ceilinged family room. A double garage & tremendous amount of storage, meticulous maintenance & robust, quality construction offer peerless value as a long-term investment & entrance to the Best of Canmore.