



**GRASSROOTS**  
REALTY GROUP

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**B, 290 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2133551**



**\$2,621,850**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Side by Side		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Views		

**Heating:** In Floor, Electric, Forced Air, Natural Gas

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** NA

Discover the pinnacle of luxury living with this exquisite custom-built duplex by All Weather Builders. Boasting 3 bedrooms, 4 baths, a game room, private theater, and an elevator. This home offers unparalleled comfort and convenience and privacy. Enjoy unobstructed views from the spacious deck, and relish +3500 sq ft of meticulously designed living space. This is your chance to experience the epitome of modern elegance and style. Don't miss the chance to make this exceptional property your own.