



**GRASSROOTS**  
REALTY GROUP

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**227 Miskow Close  
Canmore, Alberta**

**MLS # A2151295**



**\$2,597,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,091 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees, No Neighbours Behind, Views		

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

**Floors:** Carpet, Tile, Wood

**Roof:** Shingle

**Basement:** Partial, Unfinished

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1B

**Utilities:** -

**Inclusions:** NA

Perched on Miskow Close in the exclusive Three Sisters Mountain Village, this stunning property boasts an array of features that will make you fall in love with mountain living. This home has 3 beds/3 baths and a den as well a spacious 2 bedroom legal suite offering ample space and in floor heating for comfortable living and hosting guests. You'll be captivated by the high ceilings, open concept design and breathtaking views. The property also boasts a large deck, providing an ideal space for outdoor gatherings or simply relaxing with a cup of coffee. The bedrooms in this home are generously sized while the primary is particularly impressive, with its own ensuite bath, ensuring a serene and luxurious experience. Additionally, the property features a spacious +800 sqft legal suite, perfect for guests or rental income opportunity. The suite offers separate access and its own set of amenities, providing comfort and privacy.