

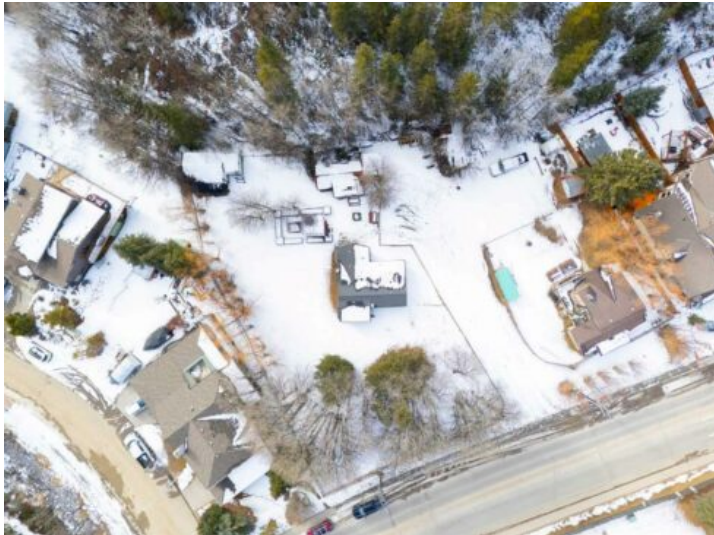


GRASSROOTS
REALTY GROUP

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**219 Three Sisters Drive
Canmore, Alberta**

MLS # A2202316



\$3,187,170

Division: Hospital Hill

Lot Size: 0.35 Acre

Lot Feat: Backs on to Park/Green Space, Few Trees, No Neighbours Behind

By Town: -

LLD: -

Zoning: R2

Water: -

Sewer: -

Utilities: -

Nestled in the heart of Canmore, this rare opportunity offers two side-by-side lots with R2 zoning, providing endless possibilities for development or a private, serene retreat. Spanning a total of over 15,000 sqft, with individual lot sizes of 7,600 sqft and 7,500 sqft, these properties are perfectly positioned to take advantage of breathtaking mountain views and natural surroundings. The lots back onto Environmental District land, ensuring your investment will always be surrounded by untouched wilderness, providing peace, privacy, and stunning views in every direction. Whether you're looking to build your dream home or invest in a prime piece of land with exceptional potential, this property offers unparalleled value in one of Canmore's most sought-after neighbourhoods, Hospital Hill.