

# \$2,499,900 - 269b Three Sisters Drive, Canmore

MLS® #A2212030

**\$2,499,900**

4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.89 Acres

Hospital Hill, Canmore, Alberta

Welcome to this exceptional 3,197 sq. ft. mountain retreat (2,045 sq. ft. above grade), a home that blends sophisticated style with breathtaking natural surroundings. Set against the stunning backdrop of an environmental reserve and with convenient access to downtown Canmore, it offers an unparalleled blend of mountain living and modern luxury. With a total of 4 bedrooms and 3.5 baths, this home is thoughtfully designed for relaxation and entertaining, perfect for those looking to immerse themselves in the beauty of the Rockies while enjoying the finest in modern living. The ranch-style exterior features professional front landscaping and an aggregate driveway that leads to a dbl-attached garage, complete with epoxy-coated floors for a polished and practical finish. Glass railings encase the vinyl deck at the front, offering a stylish touch to your unobstructed views. A built-in BBQ gas line makes outdoor cooking convenient, while the back deck includes similar glass railings and a dura deck surface for durability and low maintenance. Expansive windows capture gorgeous views, bringing the surrounding natural beauty indoors. Enjoy direct access to the double-attached garage, making entry and storage convenient for your everyday needs before inviting warmth welcomes you with two well-sized bedrooms, a full bathroom, and tile flooring throughout. A spacious family room offers a cozy space for gatherings, and large windows flood the lower level with natural light.



Head to your main floor, which is the heart of the home, featuring elegant Giverny Oak hardwood flooring in the open-concept living and dining areas. A stone-surround gas fireplace offers a rustic focal point, set against vaulted, beamed ceilings in the great room, which add height and a touch of rustic elegance. Sliding glass patio doors open onto the front deck, where you can grill with the gas BBQ line and enjoy the mountain air. The kitchen is a chef’s dream, boasting quartz countertops, dual-tone cabinets with under-cabinet lighting, and a stylish backsplash. A \$10,000 appliance credit allows you to personalize the space with your choice of appliances. Adjacent to the kitchen, you'll find one of two primary bedrooms that includes a private 5-pc ensuite! Ascend to the exclusive upper floor, entirely dedicated to a luxurious primary suite. This private retreat includes a plush carpeted bedroom, an expansive flex space for a personal office, reading nook, or even a fitness area, and access to a large balcony—ideal for a morning coffee with a view. The spa-like ensuite is an indulgent escape, with a glass-enclosed shower, a separate soaking tub, and "yours and mine" sinks, all designed to provide a serene experience. Luxury lives here. Don’t miss the opportunity to make this retreat your own!

Built in 2022

**Essential Information**

MLS® #	A2212030
Price	\$2,499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.89

Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	269b Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2M4

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Aggregate, Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, High Ceilings, Quartz Counters, See Remarks, Vaulted Ceiling(s)
Appliances	See Remarks, None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Environmental Reserve, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R2

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
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