



GRASSROOTS
REALTY GROUP

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**283C Three Sisters Drive
Canmore, Alberta**

MLS # A2215328



\$2,389,900

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,885 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Aggregate, Double Garage Attached, Heated Garage, Off		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Low		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stone, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

This impressive 2500 square foot home, built by Lakusta Custom Homes is situated at the top of Three Sisters Drive. On a quiet street, also known as Hospital Hill, it is in a much sought after neighborhood known for its elevated location, stunning views of the Bow Valley and a five minute drive to the world class Nordic Centre. A perfect blend of accessibility and tranquility. Inside this four bedroom, four and one half bath home, luxury meets function with custom kitchen cabinetry for abundant storage, hardwood floors throughout, sprawling bedrooms, a wet bar, and high end finishes. Experience the breathtaking beauty of the iconic Three Sisters mountain range from your home and mountain views framed perfectly through floor to ceiling windows that flood the interior with natural light. The main level is bright, spacious, and perfect for entertaining guests or enjoying solitude in a stunning mountain setting. Patio doors open to a landscaped maintenance free backyard. Enjoy direct access to scenic walking trails leading down to the Bow River trails and Canmore's vibrant downtown centre. This home is designed to impress and built for comfort. It also boasts a heated double car garage, and is roughed in for a hot tub, EV charger and air conditioning.