

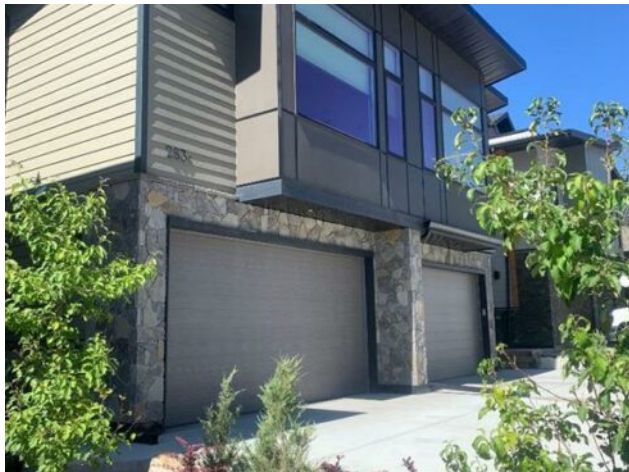


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2252887



\$2,175,500

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 (or more) 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, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

Heating:	In Floor	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Stone	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Built by respected local builder Lakusta Custom Homes, this impeccably cared for - 2,555 sq. ft. home blends modern mountain luxury with everyday comfort. Offering 4 spacious bedrooms and 4.5 bathrooms — including three ensuites — the layout is designed for effortless main-level living. Vaulted ceilings and expansive windows bring natural light and tranquil treed reserve views into the heart of the home. Premium finishes include polished heated concrete and hardwood flooring, in-floor heating, quartz countertops, and stainless steel appliances — creating an ideal setting for both relaxed living and entertaining. The generous primary suite offers a serene, light-filled retreat with spa-inspired comfort. For modern convenience, the home features a finished heated double car garage, low-maintenance landscaping, plus rough-ins for air conditioning, EV charger, and a hot tub. From this elevated setting, enjoy views of the iconic Three Sisters, plus quick access to the Bow River, shops, cafés, trails, and the world-class Nordic Centre. Unlike nearby new builds, GST has already been paid — delivering exceptional value at \$2,175,500.