



**35, 216 Three Sisters Drive
Canmore, Alberta**

MLS # A2305390



\$1,039,000

Division:	Hospital Hill		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	1,420 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 651
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: None

Rare Opportunity!! Mountain Shadows is a highly sought after 50+ community where properties seldom come on the market. Enjoy the convenient location with immediate access to the river path system and short walk to downtown Canmore. This bright corner unit features 2-bedrooms plus loft, 3 bathrooms, views of Lady Mac and Grotto, a 2-car garage, and a very functional floorplan. The large eat-in kitchen has plenty of prep space and cabinets and opens onto the large west facing deck with access to the common yard space. Both bedrooms are on the main level with a 2-piece primary ensuite and a 4-piece bathroom making it easy for one level living. The loft features a 3-piece bath and makes for a great flex space or office. There is a huge basement offering tons of storage. The Mountain Shadows complex also features a large community center/clubhouse ideal for large family gatherings or community socials.