



GRASSROOTS
REALTY GROUP

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**B, 243 Three Sisters Drive
Canmore, Alberta**

MLS # A2328688



\$1,599,900

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,927 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

This 3 bed, 3-bath mountain retreat offers over 2,400 sq ft of beautifully designed living space, ideal for full-time living or as a luxurious getaway. Step into the main floor where soaring vaulted ceilings and expansive windows flood the open-concept living area with natural light. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, leathered granite countertops, abundant cabinetry, and a seamless flow into the dining and living spaces. A striking stone fireplace anchors the living room, creating a warm and inviting atmosphere, while the spacious deck invites you to soak in unobstructed mountain views. The private primary suite occupies its own floor—a true sanctuary complete with a walk-in closet, private deck, and a spa-inspired 4-piece ensuite. Enjoy quartz countertops, double vanities, and a large walk-in shower in this peaceful retreat. The second level includes two generous bedrooms, a full 4-piece bath, and a convenient laundry area. The lower level can be used as an illegal suite or additional living space for guests or multi-generational living, with its separate entrance, cozy living area, Murphy bed, bathroom, storage, and a handy countertop range. Step outside to a private backyard oasis with a hot tub, fire pit, and plenty of seating for entertaining under the stars. Whether you're enjoying a quiet evening by the fire or hosting friends on the deck with panoramic views, this home offers the perfect blend of comfort, luxury, and mountain lifestyle.