



**GRASSROOTS**  
REALTY GROUP

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**265 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2210851**



**\$2,375,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,815 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, LA		

<b>Heating:</b>	Baseboard, Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Slate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows

**Inclusions:** NA

This custom-built mountain retreat offers the perfect blend of privacy, nature, and timeless design. Situated on a generous 7,100+ sq.ft. lot, this one-of-a-kind property is an ideal sanctuary for those who value both comfort and connection to the outdoors. The living room is the heart of the home, featuring floor-to-ceiling windows that bathe the space in natural light and provide serene views of the surrounding landscape. A wood-burning fireplace adds charm and warmth, making it the perfect place to unwind after a day of adventure. An office on the main floor offers a quiet, dedicated space for remote work &mdash;providing flexibility to suit your lifestyle. The open-concept dining area flows seamlessly into a well-appointed kitchen, complete with modern appliances, ample cabinetry, and a breakfast bar&mdash;perfect for entertaining or family meals. Step outside into your private backyard oasis, a beautifully landscaped haven that features multiple seating areas, a gazebo, and a tranquil pond&mdash;an ideal setting for summer gatherings or quiet mornings with coffee in hand. Upstairs, the primary bedroom offers a private escape with a 4-piece ensuite and its own secluded balcony. The two additional bedrooms each have their own unique charm&mdash;one with a lofted space and the other has its own private balcony. While a bright, open family room completes the upper level, leading out to a spacious rooftop deck where a hot tub awaits. Additional features include a two-story garage with plenty of room for gear and toys, an irrigation system, and ample storage throughout the home. Don&rsquo;t miss the opportunity to make this mountain retreat your own.