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

**MLS # A2290693**



**\$1,699,000**

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

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |

**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.