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22, 101 Armstrong Place  
Canmore, Alberta

MLS # A2308135



**\$1,825,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,136 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 770

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R2A

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** n.a

Located in the heart of Three Sisters Mountain Village, this thoughtfully designed 3-bedroom, 4-bathroom townhome offers three levels of functional living, incredible mountain views, and a private setting backing onto green space. The walkout lower level is bright and inviting, featuring a spacious rec room with large windows, a 3-piece bathroom, and additional storage. Step directly outside to your patio and fire pit area—perfect for relaxing or entertaining year-round. The main level showcases an open-concept layout with large windows that flood the space with natural light. A sunken living room is anchored by a stunning stone fireplace, with windows framing views of the surrounding trees and mountains. The generous kitchen includes a walk-in pantry and connects seamlessly to the dining area, while just off the kitchen, a south-facing balcony offers incredible views of the Three Sisters. This level is completed by a bedroom and a 4-piece bathroom. Upstairs, a wide landing creates a sense of space, with a dedicated office area thoughtfully positioned along the staircase. The top floor features the primary retreat, complete with a 5-piece ensuite and convenient laundry. An additional bedroom on this level includes its own 4-piece ensuite, offering comfort and privacy for guests or family. Complete with a double car garage and multiple outdoor living spaces, this home delivers the ideal combination of mountain lifestyle, flexibility, and everyday comfort.