

# \$1,699,900 - B, 243 Three Sisters Drive, Canmore

MLS® #A2226018

**\$1,699,900**

3 Bedroom, 3.00 Bathroom, 1,927 sqft

Residential on 0.08 Acres

Hospital Hill, Canmore, Alberta

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.

Built in 2005

### Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2226018                    |
| Price          | \$1,699,900                 |
| Bedrooms       | 3                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 3                           |
| Square Footage | 1,927                       |
| Acres          | 0.08                        |
| Year Built     | 2005                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | B, 243 Three Sisters Drive |
| Subdivision | Hospital Hill              |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W2M4                     |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                        |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Chandelier, Closet Organizers, Double Vanity, Quartz Counters, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Washer, Electric Cooktop, Electric Range                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                               |

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Cooling         | None                                             |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Living Room, Gas, Mantle, Raised Hearth, Stone   |
| Has Basement    | Yes                                              |
| Basement        | Finished, Full, Exterior Entry, Walk-Up To Grade |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit, Balcony, Private Entrance |
| Lot Description   | Backs on to Park/Green Space, Views |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame, Stone     |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 164            |
| Zoning         | R-2            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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