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B, 272 Three Sisters Drive Canmore, Alberta

MLS # A2313496



$1,999,999

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,178 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	In Floor, Fireplace Insert, Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Wood Windows

Inclusions: NONE

Experience elevated mountain living in this exceptional custom semi-detached home on the sunny side of coveted Hospital Hill. Designed and built by one of the original owners, this beautifully crafted residence offers over 1,860 sq. ft. where timeless craftsmanship meets modern comfort. Striking fir beams, soaring ceilings, triple-pane windows, and expansive glass create a bright, inviting atmosphere filled with natural light and undisturbed views. Warm mountain character blends seamlessly with contemporary finishes, including custom cherry cabinetry and thoughtful details throughout.The kitchen is a true centerpiece, featuring maple and granite countertops, a custom island, hidden storage, built-in charging station, and functional butler’s pantry—perfect for entertaining and daily living. Privately positioned from the main living areas, the vaulted primary retreat offers beautiful views, a spa-inspired ensuite and generous closet space. The lower level adds flexibility with two bedrooms, a full bath, and spacious family room ideal for guests or relaxing after a day outdoors. Outdoor spaces shine with multi-tiered decks designed for sun, privacy, and scenery. Enjoy mountain views, or take advantage of the landscaped front and rear yards complete with a storage shed. Additional highlights include an attached garage, efficient boiler, forced-air, and in-slab heating systems with heated bathroom floors. Located within walking and biking distance to downtown Canmore, the Nordic Centre, and endless trails, this remarkable property delivers an exceptional home in one of Canmore’s most desirable neighbourhoods.

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