



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**265 Three Sister Drive SE  
Canmore, Alberta**

**MLS # A2137329**



**\$2,395,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,782 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Garden, Landscaped, Level		

<b>Heating:</b>	Baseboard, Boiler, In Floor, Electric, Make-up Air, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Wood Windows		
<b>Inclusions:</b>	none		

Beautiful custom built home constructed in 2001 on Hospital Hill. One of the prime areas close to everything but tucked away from the busy downtown. Enjoy this gorgeous home, from your huge private back yard where you can relax on your large secluded private patio. This could be you enjoying this 2782 sqft home on a lot that is over 7,000 sq ft & backs on to the reserve & the extensive trail system leading up to the Nordic Centre. Not only do you get the benefit of being on the trail system but you are also a short stroll away from downtown Canmore. This home features 3 bedrooms, 4 bathrooms, a living room with a huge sunny wall of windows and a wood burning fireplace. The main level also features a large kitchen that opens onto the dining room and breakfast nook surrounded by windows. The upper level boasts vaulted ceilings in the master suite, family room loft, and two additional bedrooms. The master bedroom is large with vaulted ceilings, three piece bath with costumes shower and private balcony. Also on this level is the laundry and a full 4 pc bathroom. The upper level also included two balconies and a roof top deck with hot tub. Lower level is a large family room with a four piece bathroom and sleeping area with lots of windows. Other features of this home include, interior sprinkler system, in floor heating, two storey garage, beautifully landscaped private rear yard backing into reserve, loads of storage, fish pond, and garden shed. The beauty of this location and home needs to be seen to be fully appreciated. Call your Realtor today for a private showing.