



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

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**249B Three Sisters Drive  
Canmore, Alberta**

**MLS # A2151797**



**\$2,332,000**

<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscaping		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Discover unparalleled mountain living in this brand new luxury half duplex, nestled in a historic Canmore neighborhood along old Hospital Hill. Around the corner from Downtown and the Canmore Nordic Centre. This custom-built home boasts 4 bedrooms plus a den, perfect for families or those seeking extra space to work from home. The spacious double car garage leads into a large mudroom and foyer, providing ample storage for all your mountain gear. The open-concept living, kitchen, and dining area features a stunning gas fireplace and vaulted ceiling. Complemented by white oak hardwood floors, Trail stainless steel appliances, and a showpiece open riser timber staircase. The kitchen dazzles with crisp quartz countertops and a generous island, ideal for entertaining and overlooking the first of 3 decks. Retreat to the third-floor view deck to soak in breathtaking mountain vistas or enjoy quiet mornings on the private front deck of the primary suite, complete with a luxurious ensuite and generous walk in closet.