



**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 (1 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> | -  |

**Features:** 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)

**Inclusions:** 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.