



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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**275 three sisters Drive
 Canmore, Alberta**

MLS # A2163910

\$2,320,000



Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 Storey, Back Split		
Size:	1,933 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: none

Enjoy the width of this semi-attached custom home on a corner lot – spacious open kitchen, living and dining areas with front wrap-around, hot tub and roof-top decks. The private master enclave is on the upper level, with a loft / office area. Rooftop deck – views and all-day sun! The lower level has a legal one-bedroom suite with full kitchen and laundry. Over sized double garage with ample street parking. Custom designed by Russell & Russell and built by Arbus Moutain Homes Inc. The listing realtor is a shareholder of the seller.