



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

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**A, 288 Three Sisters Drive  
Canmore, Alberta**

**MLS # A2176908**

**\$2,996,700**



<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Side by Side		
<b>Size:</b>	2,978 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NA		

Discover the pinnacle of luxury living with this exquisite custom-built duplex by All Weather Builders. Boasting 4 bedrooms, 5 baths, Steam room, Gym and media room, double car garage and elevator. This home offers unparalleled comfort and convenience and privacy. Enjoy unobstructed views from the spacious deck, and relish 4,300+ sq ft of meticulously designed living space. This is your chance to experience the epitome of modern elegance and style. Don't miss the chance to make this exceptional property your own.