



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

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**103A, 1101 Three Sisters Parkway  
Canmore, Alberta**

**MLS # A2182072**

**\$1,129,000**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,691 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** na

Nestled near the world renowned Stewart Creek Golf Course and just steps from hiking and biking trails, this stunning 3 bed/3bath home offers unmatched access to outdoor adventure. Inside, the open concept layout seamlessly combines style and functionality with a beautifully appointed kitchen featuring stainless steel appliances, quartz countertops and a pantry with extra storage and a convenient office nook. The living space flows effortlessly onto a spacious deck- perfect for savoring a morning coffee or unwinding after a day on the trails. The primary suite is a private oasis complete with a walk in closet and a spa like 4 piece ensuite, while the additional 2 bedrooms are generously sized and offer breathtaking mountain views. A double car garage rounds out the home, providing ample space for all your mountain gear and toys. Experience the pinnacle of mountain living in this exceptional property!