



CORY PELCHAT
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**251A Three Sisters Drive
Canmore, Alberta**

MLS # A2182737



\$2,400,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	3,024 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
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:	none		

QUIET LOCATION 4 BED PLUS DEN WITH WALKOUT !Discover unparalleled luxury in this newly built half duplex crafted by one of Canmore's premier builders. Nestled on a quiet street, this exquisite home boasts 4 bedrooms plus a den, offering ample space for comfort and versatility. Enjoy serene views and ultimate privacy as the property backs onto greenspace, while being just steps away from Downtown Canmore and the Nordic Centre. The double attached garage provides convenience, and the stunning rooftop patio is perfect for entertaining and taking in the breathtaking surroundings. Experience the pinnacle of luxury living in this exceptional Canmore residence.