

# **\$2,389,900 - 283c Three Sisters Drive Se, Canmore**

MLS® #A2215328

**\$2,389,900**

4 Bedroom, 5.00 Bathroom, 1,885 sqft

Residential on 0.06 Acres

Hospital Hill, Canmore, Alberta

This impressive 2500 square foot home, built by Lakusta Custom Homes is situated at the top of Three Sisters Drive. On a quiet street, also known as Hospital Hill, it is in a much sought after neighborhood known for its elevated location, stunning views of the Bow Valley and a five minute drive to the world class Nordic Centre. A perfect blend of accessibility and tranquility. Inside this four bedroom, four and one half bath home, luxury meets function with custom kitchen cabinetry for abundant storage, hardwood floors throughout, sprawling bedrooms, a wet bar, and high end finishes. Experience the breathtaking beauty of the iconic Three Sisters mountain range from your home and mountain views framed perfectly through floor to ceiling windows that flood the interior with natural light. The main level is bright, spacious, and perfect for entertaining guests or enjoying solitude in a stunning mountain setting. Patio doors open to a landscaped maintenance free backyard. Enjoy direct access to scenic walking trails leading down to the Bow River trails and Canmore's vibrant downtown centre. This home is designed to impress and built for comfort. It also boasts a heated double car garage, and is roughed in for a hot tub, EV charger and air conditioning.

Built in 2022

## **Essential Information**



MLS® #	A2215328
Price	\$2,389,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,885
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	283c Three Sisters Drive Se
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M5

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Heated Garage, Off Street, Oversized, Aggregate
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Low Flow Plumbing Fixtures, Recessed Lighting, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Window Coverings, Bar Fridge, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Gas Range
Heating	Natural Gas, In Floor
Cooling	Sep. HVAC Units, Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Great Room
Basement	None

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Low Maintenance Landscape, Many Trees, Paved, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	51
Zoning	Residential

## Listing Details

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.