

\$2,335,000 - 245b Three Sisters Drive, Canmore

MLS® #A2246258

\$2,335,000

4 Bedroom, 5.00 Bathroom, 1,965 sqft

Residential on 0.81 Acres

Hospital Hill, Canmore, Alberta

Brand New Luxury Half Duplex – Over 2,800 Sq Ft | Backing Onto Greenspace | Steps to Nordic Centre. This stunning new half duplex offers over 2,800 square feet of refined mountain living, perfectly positioned on a quiet street just a 5-minute walk to downtown Canmore and steps from the world-renowned Nordic Centre. Designed with attention to detail throughout, the main level features vaulted wood ceilings, an open-concept living area, and a spacious primary suite with a spa-like 5-piece en-suite. Two large decks provide breathtaking mountain views, ideal for relaxing or entertaining. The walk-out lower level is built for gathering, with a generous family room, gas fireplace, and custom wet bar, opening to a private covered patio that backs directly onto peaceful greenspace. Upstairs, you’ll find two more spacious bedrooms, each with their own en-suites featuring oversized tiled showers. This home delivers high-end comfort in a serene, adventure-ready location with direct access to hiking, biking, and cross-country ski trails right out your door.

Built in 2025

Essential Information

MLS® #	A2246258
Price	\$2,335,000



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,965
Acres	0.81
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	245b Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Aggregate, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Bar, Double Vanity, No Animal Home, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Bar Fridge, Garburator, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard, Balcony
Lot Description Front Yard, No Neighbours Behind, Views, Environmental Reserve, Low
 Maintenance Landscape, Private
Roof Asphalt Shingle
Construction Stucco, Cement Fiber Board
Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025
Days on Market 101
Zoning r2

Listing Details

Listing Office RE/MAX Alpine Realty

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