

# \$2,389,900 - 283c Three Sisters Drive, 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 |
| Subdivision | Hospital Hill            |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 2M5                  |

### Amenities

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

### Interior

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

|                 |                      |
|-----------------|----------------------|
| # of Fireplaces | 1                    |
| Fireplaces      | Electric, Great Room |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 83             |
| Zoning         | Residential    |

## Listing Details

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

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