

# \$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          | 3 Storey, Side by Side |
| 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        | Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                            |

### Interior

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

Basement                      Finished, Full, Walk-Out

**Exterior**

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

**Additional Information**

Date Listed              August 6th, 2025  
Days on Market        68  
Zoning                    r2

**Listing Details**

Listing Office            RE/MAX Alpine Realty

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