

# \$2,175,500 - 283c Three Sisters Drive, Canmore

MLS® #A2252887

**\$2,175,500**

4 Bedroom, 5.00 Bathroom, 1,885 sqft

Residential on 0.06 Acres

Hospital Hill, Canmore, Alberta

Built by respected local builder Lakusta Custom Homes, this impeccably cared for - 2,555 sq. ft. home blends modern mountain luxury with everyday comfort. Offering 4 spacious bedrooms and 4.5 bathrooms – the layout is designed for effortless main-level living. Vaulted ceilings and expansive windows bring natural light and tranquil treed reserve views into the heart of the home.

Premium finishes include polished heated concrete and hardwood flooring, in-floor heating, quartz countertops, and stainless steel appliances – creating an ideal setting for both relaxed living and entertaining. The generous primary suite offers a serene, light-filled retreat with spa-inspired comfort. For modern convenience, the home features a finished heated double car garage, low-maintenance landscaping, plus rough-ins for air conditioning, EV charger, and a hot tub. From this elevated setting, enjoy views of the iconic Three Sisters, plus quick access to the Bow River, shops, caf  s, trails, and the world-class Nordic Centre.

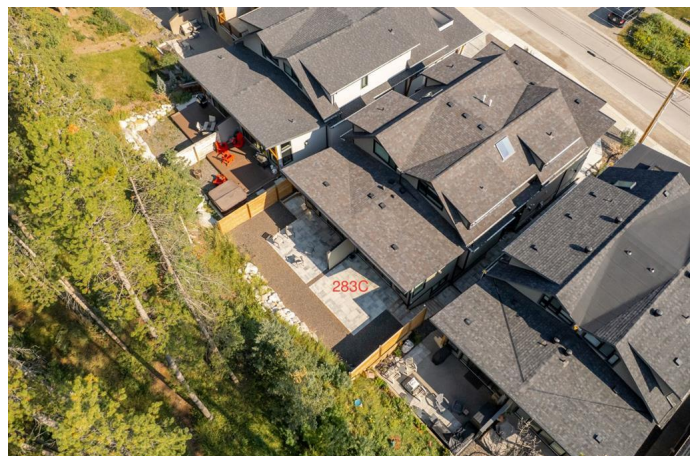
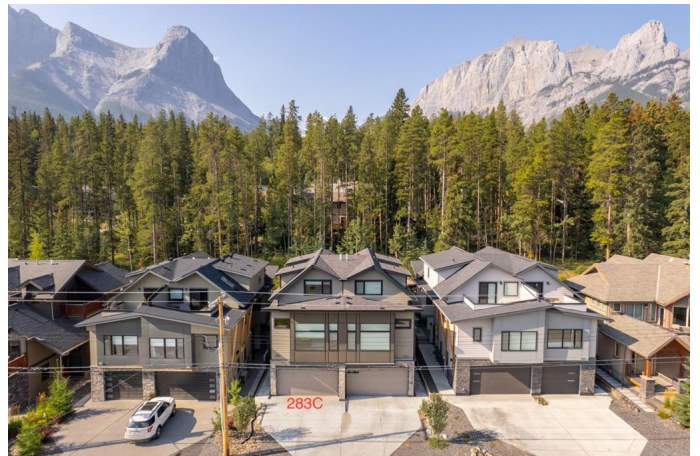
Unlike nearby new builds, GST has already been paid – delivering exceptional value at \$2,175,500.

Built in 2022

## Essential Information

MLS® #

A2252887



|                |                        |
|----------------|------------------------|
| Price          | \$2,175,500            |
| 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          | 3 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        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Paved |
| # of Garages   | 2                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures, Soaking Tub |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Appliances                                                                                                    |
| Heating           | In Floor                                                                                                                                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                  |

|              |                                    |
|--------------|------------------------------------|
| Fireplaces   | Electric, Great Room, Mantle, Tile |
| Has Basement | Yes                                |
| Basement     | Finished, Full, Walk-Out           |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, Private, Native Plants |
| Roof              | Asphalt                                                                                                       |
| Construction      | Cement Fiber Board, Concrete, Mixed, Stone                                                                    |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 21                  |
| Zoning         | R2                  |

## Listing Details

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

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