

# \$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 in 2022 by a respected local builder and barely lived in, this 2,555 sq. ft. custom home blends modern mountain luxury with everyday comfort. Offering 4 spacious bedrooms and 4.5 bathrooms – including three ensuites – 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 2021

## 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	2021
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, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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, Mantle, Tile, Great Room

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	1
Zoning	R2

## Listing Details

Listing Office	RE/MAX West Real Estate
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