

\$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.

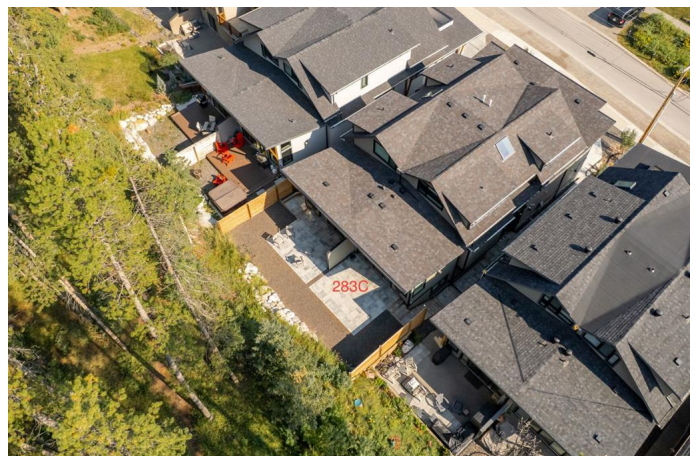
Unlike nearby new builds, GST has already been paid – delivering exceptional value at \$2,175,500.

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	28
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.