

# \$1,975,000 - 1308 Three Sisters Parkway, Canmore

MLS® #A2158646

**\$1,975,000**

5 Bedroom, 4.00 Bathroom, 2,357 sqft  
Residential on 0.09 Acres

Three Sisters, Canmore, Alberta

This brand-new luxury duplex offers the perfect blend of elegance and natural beauty. Nestled near the renowned Stewart Creek Golf Course, this residence offers an unrivaled panoramic views of the Rockies. With 5 beds/4 bath including a full legal 2 bedroom suite, this home encompasses over 3,000 sq feet of living space. A double attached garage and expansive South-facing decks ensures that every convenience is at your fingertips, whether you envision this as your full-time sanctuary or a vacation retreat. The open-concept layout showcases luxury finishes and a design that seamlessly blends form and function while oversized windows bathe the interior in natural light. The primary bedroom is located on the main floor with an impressive ensuite, a generously sized walk in closet and private deck with unobstructed mountain views. The legal suite is 880 sq feet, with 2 beds/1 bath, full kitchen, laundry and separate entrance. While the remaining bedrooms are on the 2nd floor, one with a private balcony and walk in closet. This residence is not only a testament to elegance, but also a testament to practicality. Come, experience the height of luxury and embrace the Canmore lifestyle.



Built in 2023

## Essential Information

MLS® #	A2158646
Price	\$1,975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1308 Three Sisters Parkway
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W0G6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Electric Oven, Electric Range, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone

Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Views, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 17th, 2024
Days on Market	227
Zoning	Residential

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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