

# \$2,996,700 - A, 288 Three Sisters Drive, Canmore

MLS® #A2200436

**\$2,996,700**

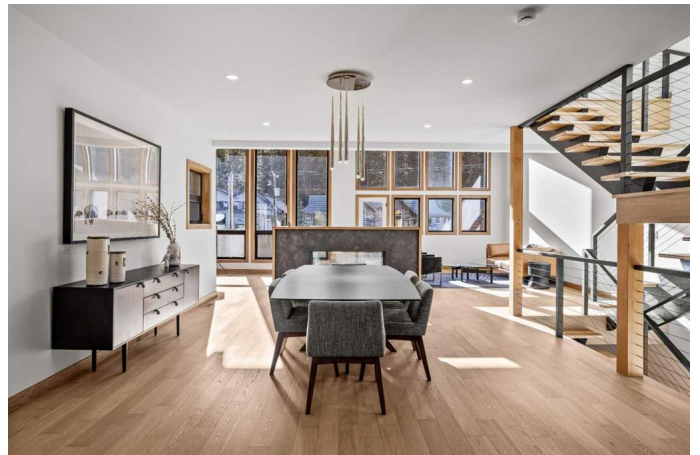
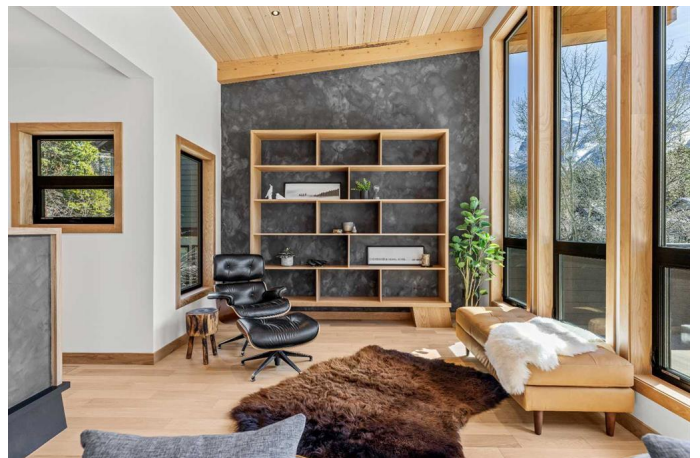
4 Bedroom, 4.00 Bathroom, 3,035 sqft

Residential on 0.08 Acres

Hospital Hill, Canmore, Alberta

Discover the pinnacle of luxury living with this exquisite custom-built duplex by Allweather Builders—a masterpiece of craftsmanship and design. Perfectly situated in the heart of the Canadian Rockies, this 4,000+ sq. ft. residence offers unparalleled comfort, convenience, and privacy, making it an extraordinary place to call home. Designed for those who appreciate the finest details, this three-bedroom, four-bathroom home boasts elevated finishings throughout. The master kitchen is a chef's dream, featuring premium appliances, bespoke cabinetry, and a seamless flow into the open-concept living area. High ceilings and expansive floor-to-ceiling windows invite an abundance of natural light while framing breathtaking mountain views. For ease of access, a private elevator connects all levels, ensuring effortless movement throughout the home. Thoughtfully designed spaces include a dedicated gym area (The developer offers the option to convert the lower-level recreation room into an additional bedroom) and a media room for cozy nights in. The double attached garage offers ample storage, while superior craftsmanship ensures this home is both striking and functional. A rare blend of modern elegance and mountain serenity, 288 Three Sisters Drive redefines alpine luxury. Experience a lifestyle where comfort meets sophistication—Welcome home.

Built in 2025



## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2200436                    |
| Price          | \$2,996,700                 |
| Bedrooms       | 4                           |
| Bathrooms      | 4.00                        |
| Full Baths     | 2                           |
| Half Baths     | 2                           |
| Square Footage | 3,035                       |
| Acres          | 0.08                        |
| Year Built     | 2025                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 4 Level Split |
| Status         | Active                      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | A, 288 Three Sisters Drive |
| Subdivision | Hospital Hill              |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W2M8                     |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Chandelier, Dry Bar, Elevator, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Wine Refrigerator, Built-In Oven  |
| Heating           | In Floor, Forced Air, Natural Gas, Electric  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |   |
|--------------|---|
| Fireplaces   | Gas, Living Room, Double Sided, Free Standing |
| Has Basement | Yes   |
| Basement     | Finished, Full                                |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Views                                   |
| Roof              | Metal                                   |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 52              |
| Zoning         | R2              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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