

\$2,335,000 - 245b Three Sisters Drive, Canmore

MLS® #A2246258

\$2,335,000

4 Bedroom, 5.00 Bathroom, 1,965 sqft

Residential on 0.81 Acres

Hospital Hill, Canmore, Alberta

Brand New Luxury Half Duplex Backing Onto Greenspace, Steps to Nordic Centre. This stunning new half duplex offers over 2,800 square feet of refined mountain living, perfectly positioned on a quiet street just a 5-minute walk to downtown Canmore and steps from the world-renowned Nordic Centre. Designed with attention to detail throughout, the main level features vaulted wood ceilings, an open-concept living area, and a spacious primary suite with a spa-like 5-piece en-suite. Two large decks provide breathtaking mountain views, ideal for relaxing or entertaining. The walk-out lower level is built for gathering, with a generous family room, gas fireplace, and custom wet bar, opening to a private covered patio that backs directly onto peaceful greenspace. Upstairs, you'll find two more spacious bedrooms, each with their own en-suites featuring oversized tiled showers. This home delivers high-end comfort in a serene, adventure-ready location with direct access to hiking, biking, and cross-country ski trails right out your door.



Built in 2025

Essential Information

MLS® #	A2246258
Price	\$2,335,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,965
Acres	0.81
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	245b Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2M2

Amenities

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

Interior

Interior Features	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Closet Organizers, Soaking Tub, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Garburator, Gas Cooktop
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	Front Yard, No Neighbours Behind, Private, Environmental Reserve, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stucco, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	107
Zoning	r2

Listing Details

Listing Office	RE/MAX Alpine Realty
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