

# \$1,899,000 - 1308 Three Sisters Parkway, Canmore

MLS® #A2158646

**\$1,899,000**

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          | \$1,899,000            |
| 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          | Side by Side, 2 Storey |
| 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, Stone Counters, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)                      |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Range, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                                                                               |
| Cooling           | Other                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                  |

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

**Exterior**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2024 |
| Days on Market | 352               |
| Zoning         | Residential       |

**Listing Details**

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

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