

\$1,999,000 - 283c Three Sisters Drive, Canmore

MLS® #A2252887

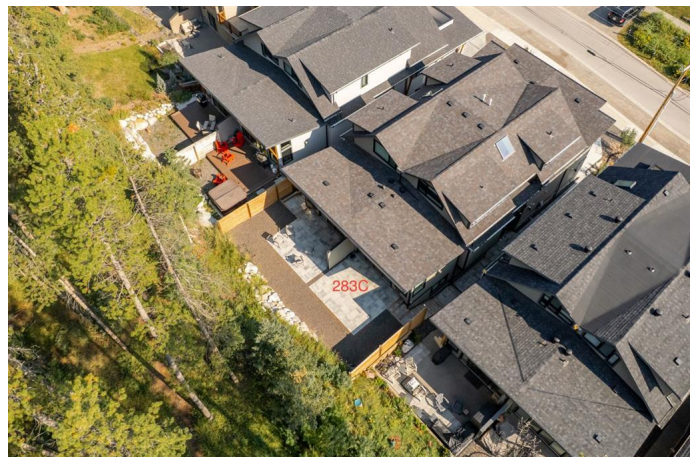
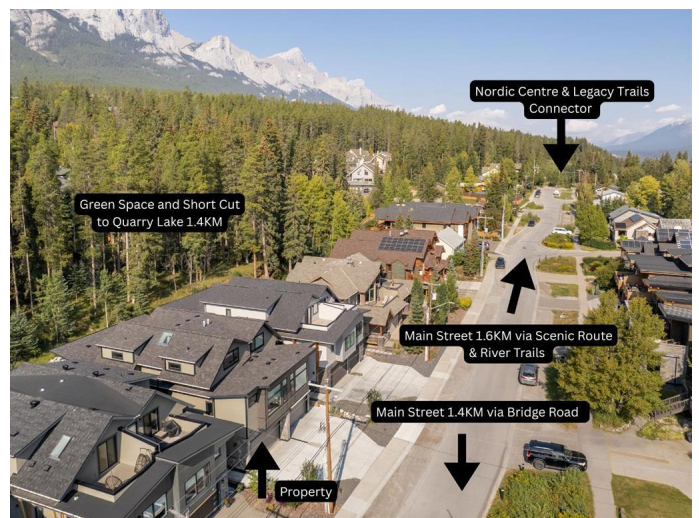
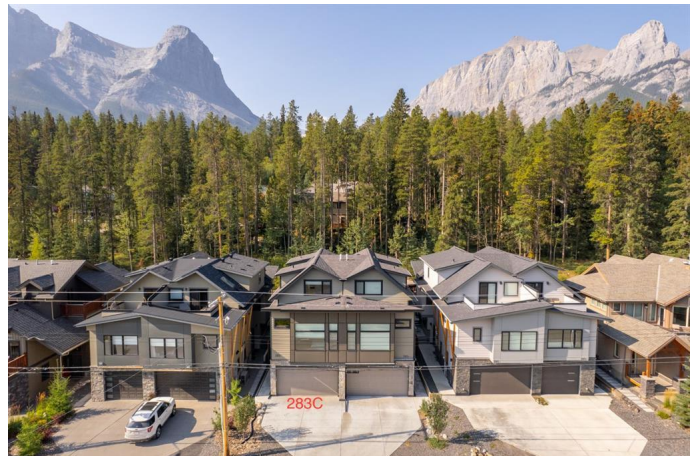
\$1,999,000

4 Bedroom, 5.00 Bathroom, 1,885 sqft

Residential on 0.06 Acres

Hospital Hill, Canmore, Alberta

Experience this Lakusta Custom Home â€” just in time for Christmas in the mountains! Built by a respected local builder, this impeccably cared-for 2,555 sq. ft. mountain-meets-modern home checks every box: a double car garage, walkable location, four bedrooms, and four and a half bathrooms, including three ensuites. The thoughtful layout offers effortless main-level living, filled with natural light and surrounded by tranquil forest and Three Sisters views. The entry level is perfection â€” heated concrete floors, a rec room, bedroom, and bar, ideal for a guest suite, home gym, or media space. Upstairs, the kitchen is made for entertaining with custom two-tone cabinetry, quartz countertops, gas stove, and a massive island that flows into a sunny great room with vaulted ceilings and walk-out patio with stamped concrete and mountain views that stretch from the Three Sisters to the forest behind. Also on this level, retreat to the primary suite, a serene, light-filled escape with spa-inspired ensuite comfort. Vaulted ceilings and expansive windows bring nature inside, while premium finishes like hardwood flooring, in-floor heating, and stainless steel appliances blend style with mountain practicality. Designed for todayâ€™s living, the home includes rough-ins for air conditioning, EV charger, and hot tub, plus a finished heated garage. From this elevated setting, enjoy the best of both worlds â€” steps to the Bow River, Main Street cafÃ©s, and world-class trails, or head up the



hill to the Nordic Centre. Unlike nearby new builds, GST has already been paid and the landscaping is picture perfect and complete.

Built in 2022

Essential Information

MLS® #	A2252887
Price	\$1,999,000
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	Side by Side, 3 Storey
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	Double Garage Attached, Paved, Additional Parking, Driveway, Garage Door Opener, Heated Garage
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Built-in Features, Closet Organizers, Double Vanity,
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Appliances	Low Flow Plumbing Fixtures, Soaking Tub, Wet Bar, Walk-In Closet(s) Dishwasher, Microwave, Refrigerator, Window Coverings, Bar Fridge, Oven-Built-In, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Range, Range Hood, Wine Refrigerator
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, Native Plants, Private
Roof	Asphalt
Construction	Concrete, Stone, Cement Fiber Board, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	R2

Listing Details

Listing Office	RE/MAX West Real Estate
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