



265 Three Sister Drive Canmore Alberta

\$2,395,000

Beautiful custom built home constructed in 2001 on Hospital Hill. One of the prime areas close to everything but tucked away from the busy downtown. Enjoy this gorgeous home, from your huge private back yard where you can relax on your large secluded private patio. This could be you enjoying this 2782 sqft home on a lot that is over 7,000 sq ft & backs on to the reserve & the extensive trail system leading up to the Nordic Centre. Not only do you get the benefit of being on the trail system but you are also a short stroll away from downtown Canmore. This home features 3 bedrooms, 4 bathrooms, a living room with a huge sunny wall of windows and a wood burning fireplace. The main level also features a large kitchen that opens onto the dining room and breakfast nook surrounded by windows. The upper level boasts vaulted ceilings in the master suite, family room loft, and two additional bedrooms. Also on this level is the laundry and a full 4 pc bathroom. The upper level also included two balconies and a roof top deck with hot tub. Other features of this home include, interior sprinkler system, in floor heating, two storey garage, beautifully landscaped private rear yard backing into reserve, loads of storage, fish pond, and garden shed. The beauty of this location and home needs to be seen to be fully appreciated. Call your agent today for more details. (id:6769)

4pc Bathroom 7.00 Ft x 3.00 Ft
 4pc Bathroom 6.08 Ft x 12.75 Ft
 Other 12.25 Ft x 4.58 Ft
 Other 11.50 Ft x 20.42 Ft
 Other 4.08 Ft x 13.75 Ft
 Bedroom 11.17 Ft x 13.25 Ft
 Bedroom 11.17 Ft x 14.58 Ft

Recreational, Games room 26.58 Ft x 15.42 Ft
 Storage 8.00 Ft x 8.25 Ft
 Furnace 12.17 Ft x 6.42 Ft
 2pc Bathroom 7.00 Ft x 3.00 Ft
 Breakfast 11.08 Ft x 8.00 Ft
 Dining room 13.75 Ft x 15.33 Ft
 Foyer 11.67 Ft x 11.42 Ft

Family room 13.33 Ft x 17.50 Ft
 Loft 11.17 Ft x 4.75 Ft

Kitchen 11.08 Ft x 19.00 Ft
 Living room 16.17 Ft x 27.08 Ft

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