



## 283 Three Sisters Drive Canmore Alberta

\$1,949,000

New construction hillside mountain luxury duplex in Canmore. With four bedrooms, five bathrooms, constructed over three levels there is over 2,600 sqft of developer measured space for family and friends to gather. Built by Lakusta Custom homes, this property blends mountain and contemporary design creating a bright inviting living space. The open concept living room, kitchen and dining room step out to the southwest facing private yard backing onto the forest. Filled with morning light and with views across the valley, the main floor primary bedroom and ensuite bathroom with steam shower become a private retreat. Both guest rooms on the upper level have their own ensuite bathrooms. The fourth bedroom and family room with wet bar are on the entry level. A heated double car garage, roughed in for EV charging, leads into the spacious mud room. Luxurious finishing includes hardwood floor throughout the upper two levels, heated tile floor in the primary ensuite, Fisher & Paykel appliances, engineered LP Goodfellow no maintenance siding, triple pane windows, high efficiency furnace, hot water on demand and roughed in for air conditioning. Positioned on Hospital Hill, this is an ideal location walking distance to Main Street and amenities, a quick ride up to the Nordic Centre and a quiet residential street. (id:6769)

Family room 15.50 Ft x 10.75 Ft  
 Bedroom 12.25 Ft x 11.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Kitchen 15.00 Ft x 8.75 Ft  
 Dining room 11.33 Ft x 10.50 Ft  
 Great room 17.33 Ft x 15.50 Ft  
 Laundry room 7.17 Ft x 5.75 Ft

Primary Bedroom 14.25 Ft x 12.00 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 13.25 Ft x 11.50 Ft  
 Bedroom 13.17 Ft x 11.17 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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