

275 three sisters Drive  
Canmore, Alberta

MLS # A2163910

## \$2,320,000



<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Back Split		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island		

**Inclusions:** none

Enjoy the width of this semi-attached custom home on a corner lot — spacious open kitchen, living and dining areas with front wrap-around, hot tub and roof-top decks. The private master enclave is on the upper level, with a loft / office area. Rooftop deck — views and all-day sun! The lower level has a legal one-bedroom suite with full kitchen and laundry. Over sized double garage with ample street parking. Custom designed by Russell & Russell and built by Arbus Mountain Homes Inc. The listing realtor is a shareholder of the seller.