

1308 Three Sisters Parkway  
Canmore, Alberta

MLS # A2158646



\$1,929,000

Division:	Three Sisters	Water:	-
Type:	Residential/Duplex	Sewer:	-
Style:	2 Storey, Attached-Side by Side	Condo Fee:	-
Size:	2,357 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener	LLD:	-
Lot Size:	0.09 Acre	Zoning:	Residential
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views	Utilities:	-
Heating:	Forced Air		
Floors:	Carpet, Tile, Wood		
Roof:	Asphalt Shingle		
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade		
Exterior:	Composite Siding, Mixed, Wood Frame		
Foundation:	Poured Concrete		
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s)		
Inclusions:	na		

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.