780-518-7428
desgagnesold@gmail.com

283C Three Sisters Drive
Canmore, Alberta

MLS # A2282411

$1,899,000

Division:	Hospital Hill		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,885 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Step into luxury living with this stunning 4 bedroom, 5 bathroom modern built home by Lakusta Custom Homes, who are known for their quality craftsmanship, attention to detail, and refined mountain design. The layout features 2671sqft of livable space spread over three levels with the open concept living and dining area anchoring the home with sleek kitchen appliances and an expansive island leading to a wall of windows that flood the great room with natural light. The beautiful gas fireplace commands the space, making it perfect for gathering with family and friends after a day outdoors. Outdoor living extends seamlessly with a spacious upper-level deck spanning the entire back of the home, overlooking a forested backdrop and generous space that provides excellent privacy. The primary suite is a true retreat, complete with a walk-in closet, soaking tub with a separate luxurious walk-in tiled shower, and serene mountain views from the king bed. Upstairs two spacious bedrooms each with their own spa inspired bathroom and elevated design elements throughout bring comfort and luxury together in perfect balance. Downstairs, there is a media lounge with custom bar, including additional guest space with a large bedroom and 3pc bathroom and access from this level to the 2-car garage and gear storage. Located in a premier Canmore neighbourhood, celebrated for its scenic setting, access to the world class skiing and biking at the Nordic Centre, proximity to the downtown Canmore, trails, and year round recreation. Whether you envision a primary residence or a luxury mountain retreat, this opportunity offers exceptional value in an unbeatable community.

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