1308 Three Sisters Parkway
Canmore, Alberta

MLS # A2158646

$1,899,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
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		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	**LLD:**	-
Exterior:	Composite Siding, Mixed, Wood Frame	**Zoning:**	Residential
Foundation:	Poured Concrete	**Utilities:**	-

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.