$2,375,000 - 265 Three Sisters Drive, Canmore

MLS® #A2210851

$2,375,000
3 Bedroom, 4.00 Bathroom, 2,815 sqft
Residential on 0.17 Acres

Hospital Hill, Canmore, Alberta

This custom-built mountain retreat offers the perfect blend of privacy, nature, and timeless design. Situated on a generous 7,100+ sq.ft. lot, this one-of-a-kind property is an ideal sanctuary for those who value both comfort and connection to the outdoors. The living room is the heart of the home, featuring floor-to-ceiling windows that bathe the space in natural light and provide serene views of the surrounding landscape. A wood-burning fireplace adds charm and warmth, making it the perfect place to unwind after a day of adventure. An office on the main floor offers a quiet, dedicated space for remote work â€”providing flexibility to suit your lifestyle. The open-concept dining area flows seamlessly into a well-appointed kitchen, complete with modern appliances, ample cabinetry, and a breakfast barâ€”perfect for entertaining or family meals. Step outside into your private backyard oasis, a beautifully landscaped haven that features multiple seating areas, a gazebo, and a tranquil pondâ€”an ideal setting for summer gatherings or quiet mornings with coffee in hand. Upstairs, the primary bedroom offers a private escape with a 4-piece ensuite and its own secluded balcony. The two additional bedrooms each have their own unique charmâ€”one with a lofted space and the other has its own private balcony. While a bright, open family room completes the upper level, leading out to a spacious rooftop deck where a hot tub awaits. Additional features include a two-story garage with plenty of room

for gear and toys, an irrigation system, and ample storage throughout the home. Donâ€™t miss the opportunity to make this mountain retreat your own.

Built in 2001

Essential Information

MLS® #	A2210851
Price	$2,375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,815
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	265 Three Sisters Drive
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W2M4

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Wood

	Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Gas Dryer
Heating	Baseboard, Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Private, Views, Gazebo
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R2

Listing Details

Listing Office	CENTURY 21 NORDIC REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.