

**1348 Three Sisters Parkway  
 Canmore, Alberta**

**MLS # A2280118**

**\$1,450,000**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved, View		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

This thoughtfully designed, south-facing mountain home offers over 1,800 sq ft with a well-planned layout that maximizes natural light and mountain views. Expansive windows create bright, open living spaces throughout. The kitchen anchors the main level with GE Café® appliances, a six-burner gas cooktop, convection oven, ample storage, and a large quartz island—well suited for gathering, hosting, or everyday use. A wrap-around deck with gas hookup extends the living space outdoors, offering flexibility for entertaining or quiet moments alike. The primary bedroom provides a private retreat with a four-piece ensuite and double vanity, while two additional bedrooms and a four-piece bathroom complete the upper level, making the layout ideal for families or guests. The lower level adds valuable flexibility with space for a recreation room, gym, or home office, along with a full bathroom. With thoughtful features including a built-in speaker system on the main level, Hunter Douglas blinds throughout, and a location near Stewart Creek Golf Course with easy trail access, this home delivers a balanced combination of comfort, functionality, and lifestyle—an opportunity to step confidently into mountain living.