

**103A, 1101 Three Sisters Parkway  
Canmore, Alberta**

**MLS # A2182072**



**\$1,129,000**

|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Three Sisters                        |               |                  |
| <b>Type:</b>     | Residential/Five Plus                |               |                  |
| <b>Style:</b>    | 3 Storey                             |               |                  |
| <b>Size:</b>     | 1,691 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached               |               |                  |
| <b>Lot Size:</b> | -                                    |               |                  |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape |               |                  |

|                    |                         |                   |             |
|--------------------|-------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 425      |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Composite Siding, Stone | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -           |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** na

Nestled near the world renowned Stewart Creek Golf Course and just steps from hiking and biking trails, this stunning 3 bed/3bath home offers unmatched access to outdoor adventure. Inside, the open concept layout seamlessly combines style and functionality with a beautifully appointed kitchen featuring stainless steel appliances, quartz countertops and a pantry with extra storage and a convenient office nook. The living space flows effortlessly onto a spacious deck- perfect for savoring a morning coffee or unwinding after a day on the trails. The primary suite is a private oasis complete with a walk in closet and a spa like 4 piece ensuite, while the additional 2 bedrooms are generously sized and offer breathtaking mountain views. A double car garage rounds out the home, providing ample space for all your mountain gear and toys. Experience the pinnacle of mountain living in this exceptional property!