

# \$1,415,000 - 1336 Three Sisters Parkway, Canmore

MLS® #A2267427

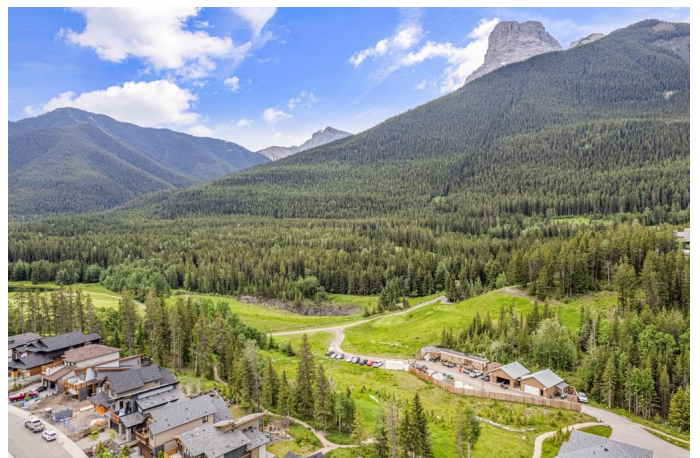
**\$1,415,000**

4 Bedroom, 4.00 Bathroom, 1,850 sqft

Residential on 0.10 Acres

Three Sisters, Canmore, Alberta

Adjacent to the renowned Stewart Creek Golf Course, this remarkably upgraded mountain-modern home captures the essence of Canmore living. Vaulted ceilings, expansive windows, and 180° exposure flood the 1,850SF space with natural light while framing breathtaking mountain views. Thoughtful design details run throughout, including a custom wood ceiling, stained cabinetry, open-riser stairs, and striking wood beams. The chef's kitchen showcases premium built-in appliances (including a 6 burner gas cooktop), large quartz island, and direct access to a massive west-facing wraparound deck with a BBQ gas hookup—perfect for morning coffee or evening sunsets. From the kitchen, look out over the inviting family room, where a statement gas fireplace anchors the south-facing living space. Upstairs, the serene primary suite features a picture-frame window with views of the iconic Third Sister, a private ensuite with double sinks, and a generous walk-in closet. Two additional bedrooms and a 4-piece bath complete the upper level. The versatile lower level includes a fourth bedroom or flex space ideal for a media room, home office, or fitness area, along with a third full bath. The heated double garage offers epoxy flooring, a slatted wall organizing system, and ample gear storage—perfect for outdoor enthusiasts. Additional upgrades include hardwired speakers, a hot tub rough-in, EV charging rough-in, custom pantry shelving, built-in cabinetry, and low-maintenance



landscaping.

Built in 2022

### Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2267427                    |
| Price          | \$1,415,000                 |
| Bedrooms       | 4                           |
| Bathrooms      | 4.00                        |
| Full Baths     | 3                           |
| Half Baths     | 1                           |
| Square Footage | 1,850                       |
| Acres          | 0.10                        |
| Year Built     | 2022                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 4 Level Split |
| Status         | Active                      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1336 Three Sisters Parkway |
| Subdivision | Three Sisters              |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W0G6                     |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                          |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Plug-In |
| # of Garages   | 2                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Low Flow Plumbing Fixtures |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Warming Drawer |
| Heating         | In Floor, Forced Air, Natural Gas                                                                                         |
| Cooling         | None                                                                                                                      |
| Fireplace       | Yes                                                                                                                       |
| # of Fireplaces | 1                                                                                                                         |
| Fireplaces      | Gas, Living Room                                                                                                          |
| Has Basement    | Yes                                                                                                                       |
| Basement        | Full                                                                                                                      |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                                 |
| Lot Description   | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved, Views |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Concrete, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | R2                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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