

# \$1,060,000 - 204, 3000a Stewart Creek Drive, Canmore

MLS® #A2236647

**\$1,060,000**

3 Bedroom, 3.00 Bathroom, 1,995 sqft

Residential on 0.00 Acres

Three Sisters, Canmore, Alberta

This inviting 3-bedroom, 3-bathroom townhome fuses modern comforts with the active Canmore outdoor lifestyle. You™ll appreciate the open-concept floor plan connecting the living, dining, and kitchen areas, creating a comfortable space for entertaining or relaxing with loved ones. The adjacent living room boasts two full walls of south facing windows for exceptional natural light and mountain views. Cozy up by the fireplace on winter nights, and enjoy the summer sunsets from one of the four decks. Two of the three bedrooms have ensuite bathrooms, with the third bedroom includes a shared Jack and Jill bathroom. The airy loft with vault ceilings features abundant space for multiple potential uses such as office, gym, TV or gaming room, or kids play area. The Primary suite is thoughtfully located on the 2nd floor creating ideal separation and privacy. Two titled underground parking stalls and a storage cage, ensures plenty of space for your outdoor gear and vehicles. Less scraping and warmer mornings!

Located on the walking/biking path to downtown, as well as walking/riding distance to hiking and mountain bike trails, the off leash dog park, frisbee golf course and numerous playgrounds.

With the Gateway Shops, the community commercial hub, currently under development, you will soon be able to walk or bike to pick up groceries, grab a coffee, or enjoy an evening with friends in the neighbourhood brew pub.



A Canmore home that checks every box! View it today.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236647      |
| Price          | \$1,060,000   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,995         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 204, 3000a Stewart Creek Drive |
| Subdivision | Three Sisters                  |
| City        | Canmore                        |
| County      | Bighorn No. 8, M.D. of         |
| Province    | Alberta                        |
| Postal Code | T1W 0G5                        |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Secured Parking, Storage                    |
| Parking Spaces | 2                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                              |
| Heating           | Natural Gas, In Floor                                                                                                                                                  |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Family Room |
| # of Stories    | 3                |
| Basement        | None             |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Other                           |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame, Wood Siding                             |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 67              |
| Zoning         | SC-Residential  |

## Listing Details

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

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