

\$1,899,000 - 1308 Three Sisters Parkway, Canmore

MLS® #A2260068

\$1,899,000

5 Bedroom, 4.00 Bathroom, 2,351 sqft

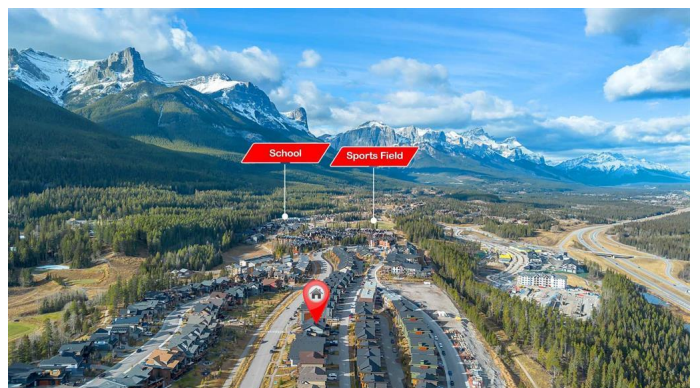
Residential on 0.09 Acres

Three Sisters, Canmore, Alberta

Luxury Duplex Panoramic Rocky Mountain & Golf Course Views.

Discover the perfect blend of refined design and natural grandeur in this luxury duplex overlooking Stewart Creek Golf Course with sweeping, unobstructed views of the Rockies from the Three Sisters to the Rundle Range and all the way towards Banff. Built for both comfort and style, this exceptional residence offers a versatile ownership opportunity as a full-time sanctuary, retirement, vacation retreat, or income property.

Step inside over 3,000 sq. ft. of total living space featuring an open-concept main living area with oversized windows that flood the interior with natural light and frame the mountain vistas. Thoughtfully planned for modern living, the home showcases high end finishes, clean lines, and functional design that elevates everyday living. The main floor welcomes you with a wide foyer featuring a barn-door-style closet crafted from premium materials, leading to a spacious mudroom and an oversized, fully insulated double garage with electrical rough-in for EV charging. This level also offers two generously sized bedrooms, one with its own private balcony and walk-in closet complete with a premium closet system, a functional 5-piece bathroom, and a laundry room with sink. Upstairs, vaulted ceilings and a stone fireplace greet you in the expansive living and dining area, flooded with natural light from huge windows and opening



onto a full-size balcony with breathtaking mountain views. The gourmet kitchen is equipped with premium built-in appliances, dual stone cabinets, Silgranite sinks, and custom cabinetry. The upper-floor primary suite is a luxurious retreat, featuring its own balcony with sweeping mountain vistas, a 5-piece ensuite with dual sinks, an oversized tub, a standing shower, and a walk-in closet with custom wood cabinetry. An additional 2-piece bathroom and extra storage closet complete this level. The fully finished walkout basement is a legal 2-bedroom suite with a 4-piece bath, functional kitchen, dining, and living areas, plus abundant storage, all opening to a fully landscaped backyard – perfect for rental income, guests, or extended family. Every detail of this residence combines luxury, functionality, and the unparalleled Canmore mountain lifestyle. Ideally located just 10 minutes from all schools, elementary, junior high, and high school, as well as Canmore General Hospital, Three Sisters Park, Creek Trail Golf Course, soccer fields, and the Bow River Campground, this home offers unparalleled convenience alongside the breathtaking Bow Valley lifestyle.

Built in 2023

Essential Information

MLS® #	A2260068
Price	\$1,899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,351
Acres	0.09
Year Built	2023
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1308 Three Sisters Parkway
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0G6

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Concrete Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Other, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	3
Zoning	R2A

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.