

\$4,850,000 - 163 Cairns Landing, Canmore

MLS® #A2217947

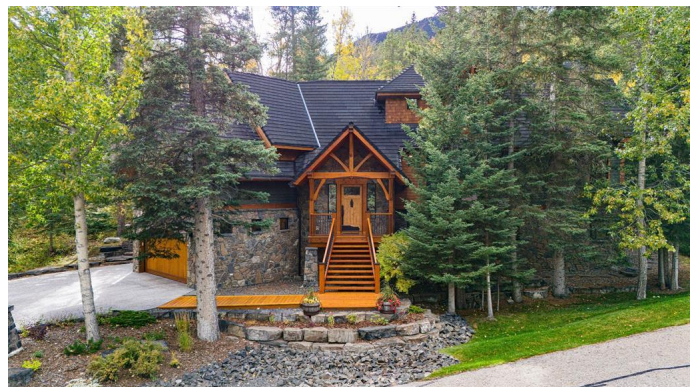
\$4,850,000

3 Bedroom, 5.00 Bathroom, 3,037 sqft

Residential on 0.41 Acres

Three Sisters, Canmore, Alberta

Set on a private 17,642 sq ft lot in Canmore's most prestigious gated community, this extraordinary 4,000+ sq ft timber-framed residence is a rare opportunity to experience refined craftsmanship and mountain living at its finest. As you enter, you are welcomed by soaring fir-paneled ceilings and the timeless elegance of Italian plaster, setting a warm and sophisticated tone that defines the entire home. The open-concept layout seamlessly connects the main living spaces, ideal for both intimate family moments and grand entertaining. Anchored by a striking Rundle stone wood-burning fireplace, the expansive living area radiates warmth and character. At the heart of the home, a gourmet kitchen awaits, outfitted with custom cabinetry and top-tier Sub-Zero and Viking appliances—blending everyday functionality with elevated style. The luxurious primary suite provides a serene escape, complete with a spa-inspired ensuite featuring Marinace granite, travertine floors, a jetted tub, and peaceful treetop views. Additional highlights include two spacious guest bedrooms, home theatre, a versatile recreation room, a dedicated home office, and a custom bar designed for effortless entertaining. Step outside into a professionally landscaped outdoor living space, where natural stonework, a built-in BBQ, a cozy fire pit, and a secluded hot tub create the perfect setting for year-round mountain enjoyment. More than a home, this is an exceptional lifestyle



opportunity in Cairns on The Bowâ€”where
nature, privacy, and design excellence
converge in perfect harmony.
<https://163cairns.info/>

Built in 2007

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217947 |
| Price | \$4,850,000 |
| Bedrooms | 3 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 3,037 |
| Acres | 0.41 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 163 Cairns Landing |
| Subdivision | Three Sisters |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 3J9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | Snow Removal, Community Gardens |
| Parking Spaces | 7 |
| Parking | Aggregate, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In |
|-------------------|--|

| | |
|-----------------|--|
| | Closet(s), Bar, Beamed Ceilings, Bookcases, Jetted Tub, Natural Woodwork |
| Appliances | Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Range Hood, Water Softener, Window Coverings, Convection Oven, Wine Refrigerator |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Living Room, Wood Burning, Bedroom, Master Bedroom, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Built-in Barbecue |
| Lot Description | Cul-De-Sac, Landscaped, Sloped, Street Lighting, Treed, Irregular Lot |
| Roof | Rubber |
| Construction | Stone, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 82 |
| Zoning | R1 |

Listing Details

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

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