

# \$5,450,000 - 163 Cairns Landing, Canmore

MLS® #A2217947

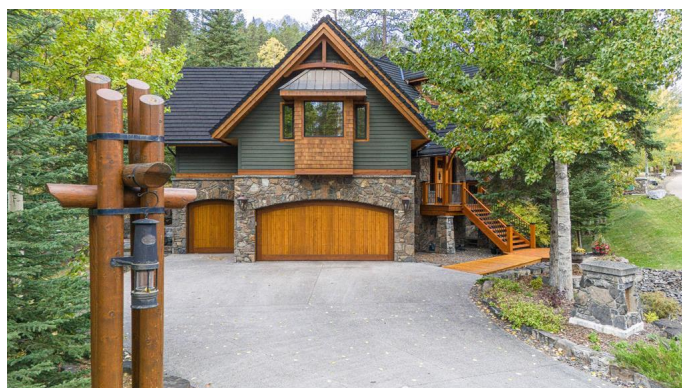
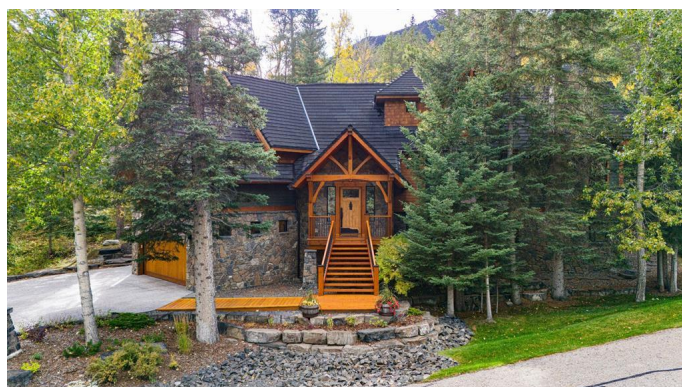
**\$5,450,000**

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	\$5,450,000
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	Community Gardens, Snow Removal
Parking Spaces	7
Parking	Triple Garage Attached, Aggregate
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork,
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Appliances	Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Water Softener, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Built-In Gas Range, Convection Oven
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Stone, Wood Burning, Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	23
Zoning	R1

## Listing Details

Listing Office	RE/MAX Alpine Realty
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