

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

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MLS® #A2217947

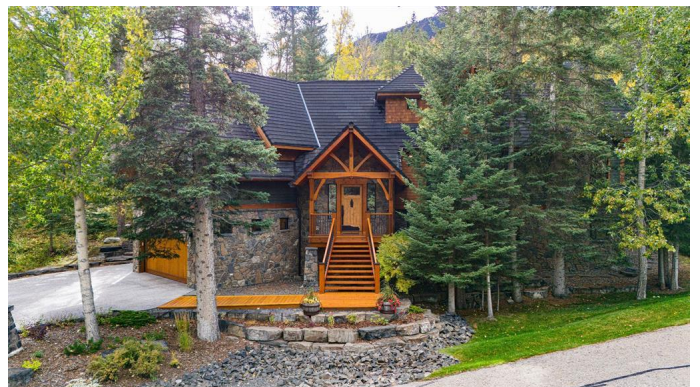
**\$4,850,000**

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

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Bar, Breakfast Bar, Beamed Ceilings, Chandelier, Double |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|

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

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 113            |
| Zoning         | R1             |

## Listing Details

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

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