

# \$4,600,000 - 118 Cairns Landing, Canmore

MLS® #A2230466

**\$4,600,000**

5 Bedroom, 5.00 Bathroom, 2,658 sqft

Residential on 0.59 Acres

Three Sisters, Canmore, Alberta

Located within Cairns

Landing—Canmore's only gated community—this extraordinary estate offers a rare blend of mountain elegance, seclusion, and convenience. Set on over 25,000 square feet of land and capturing commanding views of the Three Sisters, Ha Ling, and the Fairholme Range, the property is designed for those who value privacy without compromise. With over 4,000 square feet of living space between the main residence and a separate one-bedroom guest house, the home marries timeless mountain architecture with clean, modern aesthetics. At its heart is a dramatic great room that opens onto more than 1,000 square feet of elevated outdoor living—perfectly positioned for sun-drenched afternoons, evening entertaining, or tranquil mornings overlooking the peaks. A private outdoor pool brings a resort-quality touch rarely found in the Bow Valley, while the heated five-car garage ensures space for vehicles, gear, or an alpine collection. Just steps away, the Bow River pathway invites you to stroll beside the river into downtown Canmore, while fly fishing, mountain biking, and hiking trails begin quite literally at your doorstep. Framed by Canada's iconic Banff National Park—with world-class skiing and untouched wilderness only a short drive away—this is a legacy property for those who seek comfort, sophistication, and access to one of the most inspiring landscapes in North America.



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230466    |
| Price          | \$4,600,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,658       |
| Acres          | 0.59        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 118 Cairns Landing     |
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3J9                |

## Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                       |
| Parking Spaces | 7                                                                                          |
| Parking        | Double Garage Attached, Double Garage Detached, Garage Faces Front, Single Garage Attached |
| # of Garages   | 5                                                                                          |

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Oven, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Induction Cooktop                                                     |
| Heating           | Forced Air, In Floor, Zoned                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                        |

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Fireplace       | Yes                                                                  |
| # of Fireplaces | 3                                                                    |
| Fireplaces      | Electric, Family Room, Gas, Living Room, Mantle, Stone, Wood Burning |
| Has Basement    | Yes                                                                  |
| Basement        | Finished, Full, Walk-Out                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Street Lighting, Secluded, Views        |
| Roof              | Metal, Other                            |
| Construction      | Stone, Wood Siding                      |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | June 14th, 2025    |
| Days on Market | 20                 |
| Zoning         | DC-1(Z) 98 Site 1A |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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