

\$3,350,000 - 112 Dyrgas Gate, Canmore

MLS® #A2219971

\$3,350,000

5 Bedroom, 5.00 Bathroom, 2,779 sqft

Residential on 0.32 Acres

Three Sisters, Canmore, Alberta

Nestled in the heart of Canmore's coveted Three Sisters community, 112 Dyrgas Gate is a sanctuary of refined mountain living. This remarkable five-bedroom, five-bathroom home spans nearly 4,600 sqft and is set on a sprawling 14,000+ sqft lot, backing onto a lush community pathway, seamlessly blending sophisticated design with the serenity of the Rockies. A welcoming main-floor primary suite, bathed in morning light, offers a private escape with a spacious walk-in closet and a reimagined ensuite featuring quartz countertops, a glass-enclosed shower, in-floor heating, and designer fixtures. The open-concept great room, anchored by a soaring stone fireplace, flows effortlessly to a southwest-facing deck, where panoramic mountain views are yours to enjoy. This home has been meticulously upgraded by its current owners, combining modern comfort with artisanal touches. Discover artisan douglas fir floating shelves in the butler's pantry, kitchen pantry, and loft—an elegant touch that speaks to the craftsmanship throughout. The versatile bar and serving area, complete with quartz countertops, a second dishwasher, and a deep sink, is perfect for hosting, whether serving morning coffee, displaying charcuterie, or handling post-BBQ cleanup. Five fireplaces—thoughtfully positioned throughout the home—add warmth and ambiance to every season. Comfort is paramount here, with a new high-efficiency boiler, in-floor heating throughout the basement and the primary



ensuite, and air conditioning for year-round climate control. The triple-car heated garage is an outdoor enthusiast's dream, offering space for all your mountain gear, along with a two-level exterior storage room for skis, bikes, and seasonal equipment. While the main kitchen retains its classic granite countertops, the bar and serving area, main bathroom, and primary ensuite have been thoughtfully updated with sleek quartz surfaces. Custom lighting and ceiling fans enhance the ambiance in key living spaces, making this home as stylish as it is functional. Designed for both quiet relaxation and vibrant gatherings, the expansive lower level is an inviting retreat featuring a cozy family room, a sauna, laundry, mudroom, and private guest spaces—an ideal sanctuary after a day of mountain adventures. Positioned within an established, completed area of Three Sisters, 112 Dyrgas Gate offers immediate access to scenic trails, world-class skiing, and the Trans-Canada Highway—delivering the perfect blend of privacy, luxury, and adventure.

Built in 2005

Essential Information

MLS® #	A2219971
Price	\$3,350,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,779
Acres	0.32
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	112 Dyrkas Gate
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3G6

Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Front, Heated Garage, Triple Garage Attached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Family Room, Gas, Living Room, Mantle, Wood Burning, Bath, Master Bedroom, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Level, Private, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2025
Zoning	R1B-W

Listing Details

Listing Office	Sotheby's International Realty Canada
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