

\$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), Induction Cooktop, Oven, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, 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, Views, Secluded
Roof	Metal, Other
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Days on Market	95
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.