

# \$2,399,000 - 116 Casale Place, Canmore

MLS® #A2196042

**\$2,399,000**

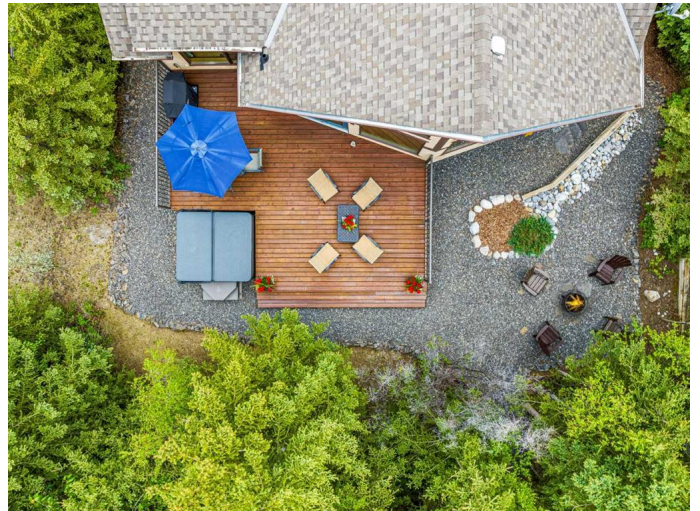
4 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.18 Acres

Three Sisters, Canmore, Alberta

With over 3,100 sq ft of living space, this stunning and immaculate 4-bedroom, 3-bathroom bungalow style single-family home is located in the sought-after Three Sisters Mountain Village. Situated on a quiet cul-de-sac and backing onto serene green space with direct access to the paved pathway, this home offers a perfect blend of mountain comfort and luxury. The lot is over 8,000 sq ft and is 60 ft wide, providing extra space between neighboring houses. This open-plan home features a large kitchen, dining and living area with vaulted ceilings, floor to ceiling windows, and a centerpiece stone fireplace. The vaulted ceilings and large view windows carry through to the outstanding primary suite which boasts a sun deck with exceptional mountain views that's perfect for morning coffee. The outdoor area on the South facing side of the property is a private oasis featuring a hot tub, fire pit, and sundeck, ideal for entertaining or relaxation. Additional highlights include central air conditioning, heated double garage, parking for 6 cars, and walking distance to the new Gateway Plaza.

Avoid the new livability tax for secondary home owners and earn rental income with the fantastic one bedroom legal suite with a separate entrance and laundry, or open the adjoining door to provide additional living space for your growing family. Only the second time this property has been offered for re-sale, so don't hesitate and miss your



opportunity to own this beautiful home in a quiet, established neighborhood nestled below Three Sisters Mountain.

Built in 2004

### **Essential Information**

MLS® #	A2196042
Price	\$2,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Casale Place
Subdivision	Three Sisters
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3G2

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	6

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer, Gas Cooktop

Heating	Fireplace(s), Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	72
Zoning	R1B

## Listing Details

Listing Office	RE/MAX Alpine Realty
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