



GRASSROOTS
REALTY GROUP

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**108 Casale Place
Canmore, Alberta**

MLS # A2238521



\$2,475,000

Division:	Three Sisters		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Private, Rectar		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	na		

An exceptional custom-built home by Morrison Homes, nestled in the prestigious Three Sisters community. Offering over 2,900 sq. ft. of meticulously designed living space, this residence blends luxury craftsmanship with the warmth and comfort of a true mountain retreat. From the moment you step inside, you're greeted by soaring cathedral ceilings and expansive windows that flood the home with natural light and perfectly frame the breathtaking mountain views. The open-concept main level is thoughtfully laid out to enhance both everyday living and entertaining. At the heart of the home is a chef's dream kitchen, featuring high-end stainless-steel appliances, stunning hickory cabinetry, and beautiful granite counter tops for culinary creations and hosting. The adjacent dining and living areas are warm and inviting, anchored by a gorgeous double-sided stone fireplace. The main floor also features a serene primary bedroom suite with direct access to a private balcony—ideal for enjoying your morning coffee or night cap with uninterrupted views of Grotto Mountain and Lady MacDonald. The luxurious 5-piece ensuite offers a spa-like retreat, complete with a slate steam shower, jetted soaker tub, and dual vanities. The lower level of the home is just as impressive, offering a versatile layout with a fully equipped kitchen, spacious living area, and large second bedroom with ample closet space. This level also includes a full bathroom and a private entrance, creating the perfect two-bedroom suite option for guests, extended family, or even rental potential. With plenty of natural light and high-quality finishes throughout, it offers the same sense of comfort and style as the main level. Whether used as a self-contained living space, a media and recreation area, or a private retreat for visitors, this level provides flexibility and privacy without compromise. Outside, enjoy

year-round mountain living with a low maintenance backyard, fireplace- perfect for cozy evenings under the stars and storage shed. A double attached garage offers plenty of space for gear and vehicles, completing the mountain lifestyle package. This home offers unmatched access to Canmore's extensive trail system, golf courses, and the natural beauty of the Bow Valley, all while being just minutes from town amenities. This is more than a home—it's a sanctuary in the Rockies, where every detail has been carefully considered for comfort, beauty, and function.