



**GRASSROOTS**

REALTY GROUP

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**330 Casale Place  
Canmore, Alberta**

**MLS # A2303099**

**\$1,899,000**



<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** hot tub

Stunning 5-Bedroom Home With Income Suite And Mountain Views. Discover an exceptional blend of luxury, comfort and flexibility in this beautifully designed five bedroom, four bathroom home set against the backdrop of the Canadian Rockies. Thoughtfully laid out, the residence includes a self contained one bedroom suite, ideal for guest accommodation or rental potential. Bright, contemporary living spaces are framed by mountain views, while the gourmet kitchen is equipped with stainless steel appliances, granite countertops, and double oven, perfect for both everyday living and entertaining. The spacious primary suite offers a private retreat with a five piece ensuite, walk in closet, and direct access to the expansive deck. The outdoor space offers new landscaping with a fire pit. Well maintained home with several recent upgrades including brand new carpet. Whether you're seeking a full time home, a weekend escape, or a smart investment opportunity, this property delivers lifestyle, versatility and unforgettable Rocky Mountain living.