



GRASSROOTS
REALTY GROUP

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116 Casale Place
Canmore, Alberta

MLS # A2196042



\$2,399,000

Division:	Three Sisters		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Ma		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	n/a		

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.