

**116 Casale Place**  
**Canmore, Alberta**

**MLS # A2140421**



**\$2,499,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

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

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** none

A stunning and immaculate 4-bedroom, 3-bathroom bungalow style single-family home located in the sought-after Three Sisters Mountain Village. Situated on a quiet cul-de-sac and backing onto serene green space, this home offers a perfect blend of mountain comfort and luxury. This open-plan home has over 3000sqft of living space and features a large kitchen, dining and living area with vaulted ceilings and floor to ceiling windows. 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 a double car garage and a fantastic one bedroom legal suite with a separate entrance and laundry, making this home a perfect fit for families or those seeking additional rental income.