

**116 Casale Place
 Canmore, Alberta**

MLS # A2196042



\$2,399,000

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|------------------|--|---------------|-------------------|
| 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 M | | |

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|--------------------|--|-------------------|-----|
| 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.