

# \$2,399,000 - 116 Casale Place, Canmore

MLS® #A2196042

**\$2,399,000**

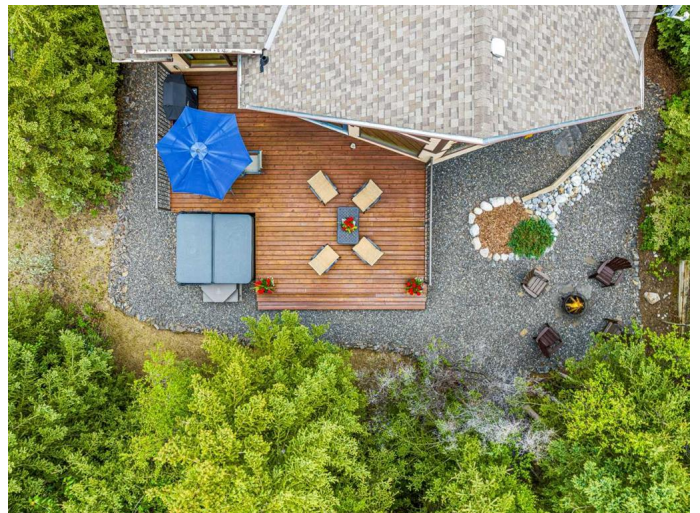
4 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.18 Acres

Three Sisters, Canmore, Alberta

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.

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196042    |
| Price          | \$2,399,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,802       |
| Acres          | 0.18        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 116 Casale Place       |
| Subdivision | Three Sisters          |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 3G2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 6                      |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Soaking Tub |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Range Hood, Refrigerator, Washer, Washer/Dryer                                                 |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| Cooling         | Full                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| Has Basement    | Yes                      |
| Basement        | Full, Walk-Out           |

## Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Rectangular Lot, Cul-De-Sac, No Neighbours Behind |
| Roof              | Asphalt                                                                                                                           |
| Construction      | Wood Frame                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 106             |
| Zoning         | R1B             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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