

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

MLS® #A2196042

**\$2,399,000**

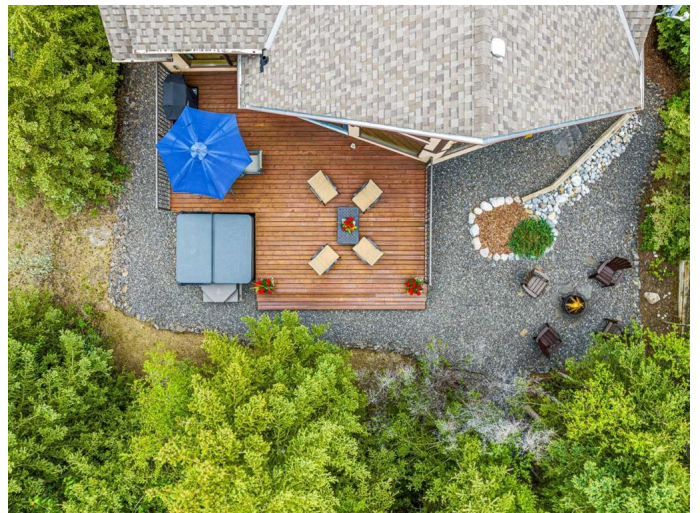
4 Bedroom, 3.00 Bathroom, 1,802 sqft

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, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer, Gas Cooktop

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, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	63
Zoning	R1B

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.