



**GRASSROOTS**  
REALTY GROUP

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**107 Lougheed Circle  
Banff, Alberta**

**MLS # A2218696**



**\$2,499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,305 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 3 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RMR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bidet, Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Steam Room, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Once-in-a-generation opportunity to own a home in one of the world's most famous national parks. Welcome to Banff, the most beautiful place in Canada to live, work, and play! A luxurious mountain retreat boasting views of Cascade Mountain and only a 5-minute walk from the iconic Fairmont Banff Springs Hotel and town centre. Located on a quiet cul-de-sac on exclusive Lougheed Circle, this 5,600-sq-ft, 4-bedroom home sits on .3 acres and impresses at first glance with a natural river-rock exterior, heated drive way, mature trees, and meticulous landscaping. Artfully designed with European flair, the interior boasts site-finished maple floors, custom spiral stair/wrought iron railing, exquisite mouldings and millwork, river-rock feature walls, sophisticated hardware, Kallista fixtures, five fireplaces, granite countertops, designer lighting, wall treatments, and user-friendly window coverings. Designed for family and entertaining, this home boasts a cozy living room with gas fireplace, formal dining room for those special occasions, chef's kitchen complete with top-of-line stainless steel Miele and Wolf appliances and a breakfast nook with balcony access where one can enjoy morning coffee with a mountain view. On the main floor, you will also find the luxuriously appointed master retreat with fireplace, dressing room, spa-like ensuite and clawfoot tub. An library/den completes the main floor. Upstairs, you are greeted by an open landing with an additional bedroom and loft space for what could be a gym or office. The walkout lower level offers two more bedrooms with a shared ensuite, steam room, sauna, bar, cedar closet, and family room with fireplace that leads out to a year-round breeze room. Only 1.5 hours from Calgary, Banff offers not only a spectacular location but unrivalled outdoor recreational opportunities, and great food

and shopping in the heart of the world's most incredible landscape.