106 Lougheed Circle
Banff, Alberta

MLS # A2154871

$1,900,000

Division:	NONE
Type:	Residential/House
Style:	3 (or more) Storey
Size:	3,374 sq.ft.
Age:	1993 (32 yrs old)
Beds:	4
Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway
Lot Size:	0.18 Acre
Lot Feat:	Back Yard, Private

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Tile, Wood	**Sewer:**	-
Roof:	Tile	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Post & Beam, Wood Frame	**Zoning:**	RMR
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Beamed Ceilings, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Nestled in one of Banff's most coveted neighborhoods, 106 Lougheed Circle is a stunning timber-framed mountain home offering 5,100 sqft of elegant living space. This residence greets you with a warm alpine charm, featuring a spacious main level that includes a grand great room, formal dining area, generous kitchen, and a versatile office. The upper level boasts three bedrooms, including a luxurious primary suite with a private ensuite bathroom and a serene sunroom with southwest-facing windows that capture breathtaking mountain views. The walkout lower level is perfect for entertaining, with a fourth bedroom, a den (which could easily be converted into an additional bedroom), a cozy family room, and a stylish bar. Situated in a quiet residential area just steps from the iconic Banff Springs Hotel, and connected by a pedestrian bridge over the Bow River, you're only a short stroll away from Banff Avenue's array of top-tier restaurants, cafes, shops, and amenities. This home seamlessly blends mountain lifestyle with modern comforts, including heated lower slab, timber frame construction, heated driveway, air-conditioning, and a private cul-de-sac. Embrace the Canadian Rockies in this exceptional mountain retreat.