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**108 Casale Place  
Canmore, Alberta**

**MLS # A2301005**



**\$2,148,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** NA

5 bedrooms, with legal suite - this is an exceptional custom-built home in prestigious Three Sisters, offering over 2,900 sq. ft. of thoughtfully designed living space with show home quality finishes throughout, set on a spectacular 9,408 sq. ft. lot backing onto parkland. Soaring cathedral ceilings and expansive windows fill the home with natural light and frame stunning mountain views. The open-concept main level is ideal for entertaining, featuring a chef's kitchen with stainless steel appliances, hickory cabinetry, granite countertops, and a striking double-sided stone fireplace. The main floor primary suite includes a private balcony and a spa-inspired 5-piece ensuite with steam shower, soaker tub, and dual vanities. Two additional bedrooms with one featuring a double-sided fireplace along with a full bathroom complete the main level. The fully finished lower level offers exceptional versatility with a legal suite featuring a separate entrance, full kitchen, spacious living area, 2 bedrooms, and full bath. Bright and well finished throughout, it offers the same comfort and style as the main level and can easily function as a one or two bedroom layout, ideal for guests, multi-generational living, or providing rental income. Enjoy year round mountain living with a low-maintenance yard, and outdoor fireplace perfect for cozy evenings under the stars. Backing onto trails with direct access to Fitzgerald Rise Playground, this location is ideal for families and visiting grandchildren. With unparalleled access to Canmore's trail system, golf courses, newly completed Gateway with IGA, and the natural beauty of the Bow Valley. This home offers an exceptional blend of lifestyle, location, and flexibility. Book your private viewing today and experience it for yourself.

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