# \$2,499,000 - 107 Lougheed Circle, Banff

MLS® #A2218696

### \$2,499,000

4 Bedroom, 6.00 Bathroom, 3,305 sqft Residential on 0.30 Acres

NONE, Banff, Alberta

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.

#### Built in 1996

#### **Essential Information**

MLS® # A2218696 Price \$2,499,000

Bedrooms 4
Bathrooms 6.00
Full Baths 3

Half Baths 3

Square Footage 3,305
Acres 0.30
Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 107 Lougheed Circle

Subdivision NONE City Banff

County Improvement District No. 09 (Banff)

Province Alberta
Postal Code T1L 1B9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

**Faces Front** 

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Smoking Home, See Remarks,

Bar, Breakfast Bar, Bidet, Chandelier, Crown Molding, Double Vanity, Granite Counters, Recessed Lighting, Sauna, Soaking Tub, Steam

Room, Tray Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window

Coverings, Oven-Built-In, Gas Cooktop

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 5

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Yard, Cul-De-Sac, No Neighbours Behind, Views, Pie Shaped Lot

Roof Clay Tile

Construction Stucco, Wood Frame, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 7th, 2025

Days on Market 164
Zoning RMR

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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