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GRASSROOTS REALTY GROUP

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5 Cascade Court
Banff, Alberta

MLS # A2355372

$2,998,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,776 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	6	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Other, See Remarks	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Wood Frame	**Zoning:**	RMR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Elevated Mountain Living in a Custom-Built Estate, Perfectly Situated Steps to the Banff Springs Hotel and Scenic Bow River. Experience refined mountain living in this exceptional custom-built residence, perfectly positioned on a premium corner lot in one of Banff’s most sought-after locations. Designed with both elegance and functionality in mind, this stunning home offers 4,776 sq ft of thoughtfully curated living space on 3 levels, ideal for families, entertainers, or those seeking a luxurious alpine escape. The upper level features four spacious bedrooms, creating the perfect family layout, while the main floor showcases a private office, ideal for remote work or quiet retreat. Throughout the home, four fireplaces add warmth and ambiance, complementing the timeless mountain-inspired design. The heart of the home opens to a large, south-facing deck, where you can soak in all-day sun and breathtaking surroundings—perfect for entertaining or relaxing after a day in the mountains. This property also offers a fully developed walkout accessory dwelling unit with two bedrooms, providing excellent flexibility for extended family, guests, or potential rental income. Additionally, the property benefits from a licensed Bed & Breakfast (B&B), it is not transferable but can be applied for, offering an exciting opportunity for those looking to generate additional income through short-term accommodations.

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