



# 106 Lougheed Circle Banff, Alberta

MLS # A2154871

# \$1,900,000



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

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