

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

MLS® #A2218696

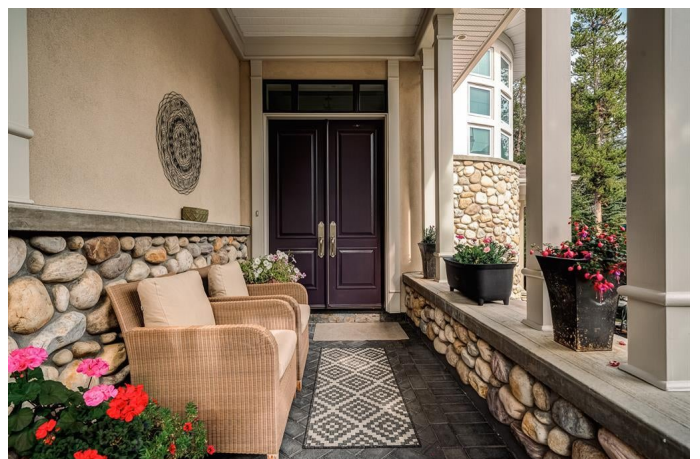
**\$2,499,000**

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 Loughheed 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 Bar, Bidet, Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Steam Room, Tray Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings

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, Pie Shaped Lot, Views

Roof Clay Tile

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 7th, 2025

Days on Market 60

Zoning RMR

## Listing Details

Listing Office Sotheby's International Realty Canada

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