

**106 Lougheed Circle
Banff, Alberta**

MLS # A2154871



\$1,900,000

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

Heating: In Floor, Forced Air

Floors: Carpet, Tile, Wood

Roof: Tile

Basement: Finished, Full, Walk-Out To Grade

Exterior: Post & Beam, Wood Frame

Foundation: Poured Concrete

Features: 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)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RMR

Utilities: -

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.