

**5 Cascade Court  
Banff, Alberta**

**MLS # A2298058**



**\$3,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,462 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

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

**Inclusions:** Garage Controllers

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.