# \$2,150,000 - 4 Cascade Court, Banff

MLS® #A2211083

## \$2,150,000

4 Bedroom, 6.00 Bathroom, 5,124 sqft Residential on 0.35 Acres

NONE, Banff, Alberta

A Rare Canvas: Monumental Mountain Estate with Unlimited Potential.

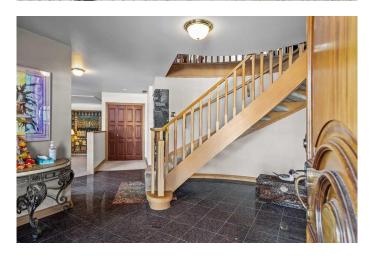
Set on two expansive lots within a quiet cul-de-sac just steps from the iconic Fairmont Banff Springs Hotel, this 5,123 square foot residence stands as a rare and remarkable opportunity in the heart of Banff. With architecture and craftsmanship that echo the grandeur of the Castle in the Rockies, the home feels like an extension of the Banff Springs itselfâ€"showcasing exquisite stonework, soaring vaulted ceilings, and a dramatic central fireplace tower that rises through all levels of the home.

Oversized windows frame panoramic views of the surrounding peaks and the serene Bow River valley, while a series of generous outdoor living areas invite seamless connection with Banff's alpine beauty. Inside, the layout includes four bedrooms, four-and-a-half bathrooms, and a dedicated spa sanctuary complete with built-in hot tub and saunaâ€"offering peaceful retreat after a day exploring the wilderness.

But this estate is more than a luxurious mountain homeâ€"it's a rare canvas with the potential to become one of the most spectacular legacy residences in the Bow Valley. The structure and lot configuration offer exceptional bones for a visionary transformation, whether elevating the existing







layout or reimagining it entirely. A proposed design includes reconfiguring a portion of the main level into a self contained two bedroom legal suite with its own entrance and driveway, yielding an eight bedroom luxury compound with six bedrooms in the main home, including two stunning primary suites, and a private two-bedroom revenue or guest legal suite.

Zoned for multifamily use and with discretionary opportunity to operate as a bed and breakfast, this property also presents a rare investment opportunity in a town where land is scarce. Whether your dream is a secluded mountain retreat, a multi-generational compound, or an income-generating luxury lodge, this estate offers unmatched potentialâ€"all just moments from Banff's shops, trails, and historic charm.

Homes of this scale, location, and flexibility are almost never available. This is your chance to shape a true alpine masterpiece.

Built in 1991

## **Essential Information**

MLS® # A2211083 Price \$2,150,000

Bedrooms 4

Bathrooms 6.00

Full Baths 4

Half Baths 2

Square Footage 5,124

Acres 0.35

Year Built 1991

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 4 Cascade Court

Subdivision NONE City Banff

County Improvement District No. 09 (Banff)

Province Alberta
Postal Code T1L 1B1

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, French Door, High

Ceilings, Open Floorplan, Walk-In Closet(s), Sauna

Appliances Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave,

Oven-Built-In, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2
Fireplaces Gas

Basement None

## **Exterior**

Exterior Features Balcony

Lot Description Cul-De-Sac, Low Maintenance Landscape, Views

Roof Cedar Shake

Construction Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 11th, 2025

Days on Market 8
Zoning R2

# **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.