

# \$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 itself—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 sauna—offering peaceful retreat after a day exploring the wilderness.

But this estate is more than a luxurious mountain home—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 Banffâ€™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	10
Zoning	R2

## Listing Details

Listing Office	MaxWell Capital Realty
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