

\$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

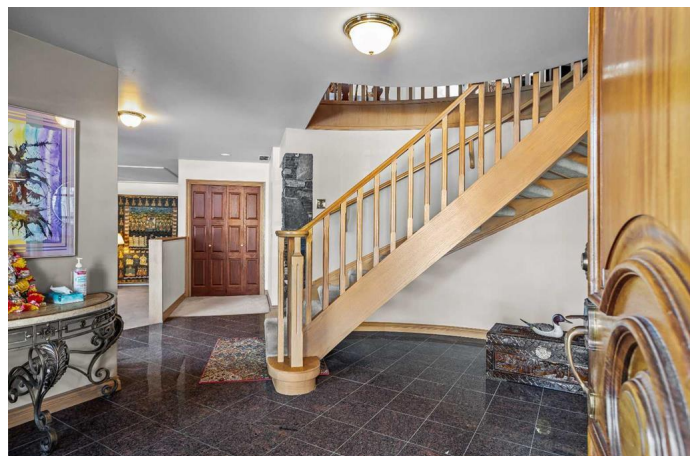
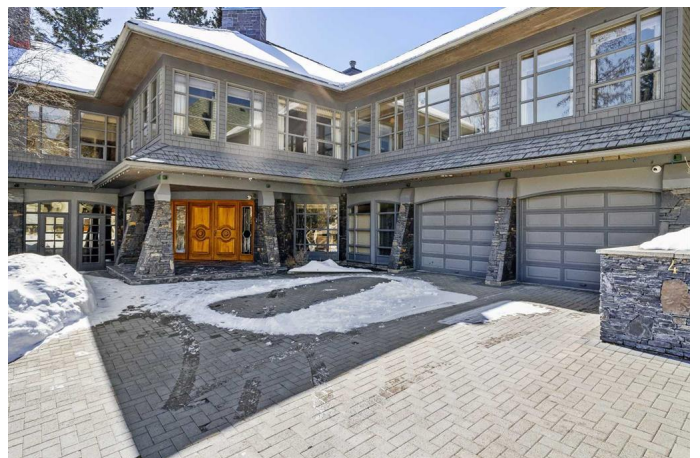
NONE, Banff, Alberta

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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