

108 Lougheed Circle  
Banff, Alberta

MLS # A2283298

**\$1,775,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,516 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot, Private, Views	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RMR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Single-family home in a highly sought-after location at the base of Sulphur Mountain in Banff. This south-facing, well-cared-for home is tucked into a quiet residential neighbourhood just steps from Bow Falls and a short walk to the iconic Banff Springs Hotel. Enjoy stunning views across the Bow River toward Sulphur, Rundle, and Cascade Mountains. The main living level is thoughtfully positioned on the second floor to maximize natural light and views. This level features a spacious primary bedroom with ensuite, a large great room with vaulted ceilings and a cozy fireplace, generous office, formal dining room, and a well-appointed kitchen. A sunroom and two balconies further enhance the indoor-outdoor living experience. The ground level offers a large family room, two additional bedrooms, a full bathroom, laundry, ample storage, and a double attached garage with workshop. This level walks out to a private, treed backyard—perfect for enjoying the natural surroundings. An exceptional property offering space, views, and an unbeatable setting.