



GRASSROOTS
REALTY GROUP

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**B, 116 Otter
Banff, Alberta**

MLS # A2216319



\$1,580,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey Split, Attached-Front/Back		
Size:	1,960 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Coffee Maker

This rare, executive-quality 3-bedroom semi-detached home is nestled on a quiet street just three blocks from downtown Banff and mere steps from the Bow River and scenic trail systems. With over \$400,000 in high-end renovations and upgrades, this property is a standout in both design and functionality—and now features a legal 2-bedroom suite, offering built-in revenue potential to help offset your mortgage and assist with financing qualification. Perfectly designed for modern mountain living and entertaining, the home showcases a contemporary open-concept layout with two spacious living rooms. The main living area flows effortlessly off the large kitchen and dining space, while the upper living room boasts a vaulted hardwood ceiling, west-facing windows that flood the space with natural light, and a striking floor-to-ceiling Rundlestone wood-burning fireplace—the ideal spot to relax with a book or unwind after a day on the trails. The primary suite is a true retreat, featuring a walk-in closet, a luxurious 6-ft limestone steam shower, and in-suite laundry. Every detail in this home reflects craftsmanship and quality: custom walnut cabinetry, doors, and railings, Canadian white oak hardwood flooring, wool carpets, designer lighting, and top-of-the-line Bosch appliances—including a built-in coffee machine and sleek glass-covered refrigerator with a wine drawer. Fixtures are equally elevated, with Grohe taps, Kohler sinks, custom blinds, and silk drapes throughout. The newly legalized 2-bedroom basement suite includes a private entrance, full bathroom, kitchen, living space, and in-suite laundry—ideal for long-term tenants, family members, or guests. Whether you're looking for extra space or supplemental income, this suite offers unmatched flexibility and financial value in Banff's competitive market. Additional features include a fully fenced

yard, sun-drenched deck, two stone patios, and new roof shingles for peace of mind. This exceptional home combines luxury, location, and income potential—making it a rare opportunity in Banff’s real estate landscape.