



GRASSROOTS
REALTY GROUP

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**524 Deer Street
Banff, Alberta**

MLS # A2245896



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,348 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, No Neighbours Behind, Secluded, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RTM
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance, Storage		

Inclusions: on demand water heater

524 Deer Street sits on a 6,500 sq ft lot with no rear neighbours in one of Banff's most desirable neighbourhoods — a rare combination of space, privacy, and views. Outside, you'll find terraced gardens, a large back deck, a storage shed, and a two-car driveway. Inside, there's over 3,300 sq ft of living space. The main floor is bright and open, with beamed ceilings, oak bannisters, a stunning bay window framing mountain views, a massive kitchen, and connected dining and living spaces. The family room's gas-assist fireplace adds warmth and character, and the 222 sq ft balcony offers sweeping, unobstructed views. Upstairs has three bedrooms, including a spacious primary with its own balcony and 5-piece ensuite, plus a second full bath. The lower level adds even more — a large bonus room/bedroom with a wood-burning stove, a workshop off the single-car garage, and ample storage. Also downstairs is a bright, private, one-bedroom legal suite with its own entrance, large windows, and a full kitchen and full bath — perfect for rental income, extended family, or guests. The home is prepared for your custom flooring selections to complete the space. With one long-time owner, this property delivers space, flexibility, and huge potential in a location that almost never hits the market.