



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**115 Spray Avenue  
Banff, Alberta**

**MLS # A2258433**



**\$4,999,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,114 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	None		

Frank Lloyd Wright&ndash;Inspired Home | Built 1964 | Complete Renovation 2015 This architecturally inspired residence combines timeless design with modern upgrades. Originally built in 1964 and fully reimagined in 2015, the home was taken to the studs and completely rebuilt with a new main floor plan, updated systems, and refined finishes. Highlights Architecture & History: Frank Lloyd Wright&ndash;inspired design. Renovation 2015: Full interior gut and remodel, including new main floor layout. 2022: Entire landscaping and driveway redone with &rdquo; paver stones; new fire pit; all backyard patio areas rebuilt with pavers; town-to-home plumbing line replaced 2024: Basement fully redeveloped into a private 2-bedroom, 1-bath dwelling with separate entrance. This is only the second time the home has been offered for sale. A rare opportunity to own a property with both architectural pedigree and modern livability.