



GRASSROOTS
REALTY GROUP

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**347 Muskrat Street
Banff, Alberta**

MLS # A2267743



\$1,995,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,469 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Sloped Down, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame, Wood Siding	Zoning:	RNC-North Central Distric
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Beamed Ceilings, Built-in Features, Natural Woodwork, Quartz Counters, See Remarks, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Wood Windows		
Inclusions:	N/A		

Unique Mountain Modern Four Bedroom Bungalow with Walkout Lower Level with Mountain Views, Loads of Sunshine and Large Private Backyard! Designed by local renowned architect Phillippe Delasalle this home features: Rundle rock foyer; hardwood floors; cedar panelled walls and ceilings; vaulted ceilings with exposed structural wood beams and numerous sky lights; Douglas Fir doors, baseboard, trim, hand railing, and stairs with open risers; custom fir and maple built ins; beautiful custom corner floor to ceiling rock faced wood burning fireplace with wood mantel; recently renovated kitchen with stainless steel appliances and Quartz counter-tops; renovated full four piece bathroom upstairs and three piece bathroom downstairs; cozy gas fireplace in spacious family room walking out to backyard; heated garage and workshop with additional storage; two additional parking spaces outside. This home truly must be seen to be appreciated!