



GRASSROOTS
REALTY GROUP

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**12 Antelope Lane
Banff, Alberta**

MLS # A2274758



\$1,480,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,184 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, In Gara		
Lot Size:	0.02 Acre		
Lot Feat:	Private, See Remarks, Sloped Down, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, See Remarks, Slate	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 1,162
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RTR-Tatanga Ridge Distric
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, French Door, Granite Counters, Kitchen Island, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Luxurious End Unit Townhome in Exclusive Banff Neighbourhood - Tatanga Ridge !! This spacious, 2,716 sq.ft. alpine styled three bedroom plus den home stands in a class of its own – offering a level of finish, charm and functionality unmatched by anything currently on the market. Tastefully upgraded from top to bottom, the home welcomes you on the main level with a large sunny south facing balcony with massive windows that flood the interior with natural light. At the heart of this level is a dream kitchen with granite countertops, undermount sink, brick backsplash, oversized Miele gas range, custom hood fan, and stainless fridge with French doors. This level is accentuated with beautiful slate flooring and custom lighting and includes the dining area, home office, powder room and roomy foyer. Striking vaulted ceilings, clad in rich tongue and groove pine planks and accentuated with prominent timber beams guide you down to an airy and warm living room with a floor to ceiling river rock wood burning fireplace, a cozy alpine feature. Grand windows and a wrap around deck capture incredible views of Norquay and Cascade mountains. Gorgeous wide plank Douglas Fir flooring in the living room and primary bedroom create warmth and comfort. The tranquil primary bedroom comes complete with a slate accented gas fireplace with timber mantle, private deck, and full spa like ensuite bathroom with soaker tub and separate enclosed steam shower. The versatile bonus room/den complete with gas fireplace, custom bar made from west coast Maple with live edge and wine rack offers the perfect setting for movie nights, quiet reading or watching the big game. The lower level consists of two roomy bedrooms, a full bathroom, and separate laundry room. Lastly, for all your mountain toys there is a large attached double car garage featuring

epoxy-coated flooring and storage for your year-round adventure gear. For added safety a fire smart all metal roof sprinkler system has been installed to protect against possible wildfire. This home has everything you are looking for in a mountain home and more!